Karen Johnson Davidson County
Batch# 236976 DEEDQC
05/31/2019 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190531-0051835

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (JFS)
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
The Poston at the Park Homeowners' Association, Inc. c/o Metropolitan Property Management 4011 Armory Oaks Drive Nashville, TN 37204	New Owner	104-02-2A-900.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE POSTON AT THE PARK, LLC** (the "Grantor"), a Tennessee limited liability company, does hereby quitclaim and convey unto **THE POSTON AT THE PARK HOMEOWNERS' ASSOCIATION, INC.** (the "Grantee"), a Tennessee not for profit corporation, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, and being more particularly described as follows (the "Property"):

> All those certain Common Area Elements, both General Common Elements and Limited Common Elements, as described in the MASTER DEED OF THE POSTON AT THE PARK CONDOMINIUMS dated December 9, 2015, as the same appears of record at Instrument Number 20151209-0124008, Register's Office for Davidson County, Tennessee as amended by the AMENDMENT TO MASTER DEED OF THE POSTON AT THE PARK CONDOMINIUMS dated December 15, 2015, as the same appears of record at Instrument Number 20151215-0126061, Register's Office for Davidson County, Tennessee, as further amended by the SECOND AMENDMENT TO MASTER DEED OF THE POSTON AT THE PARK CONDOMINIUMS dated March 30, 2017, as the same appears of record at Instrument Number 20170330-0031250, Register's Office for Davidson County, Tennessee, and more particularly described in the attached **Exhibit A.**

This is real property with mailing address of 3000 Poston Avenue, Nashville, Tennessee 37203.

The sole intent of this deed is to convey only the Common Elements, both General and Limited to Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Joe A Owen
AFFIANT

Subscribed and sworn to before me, this 21st day of May, 2019.

Jack F Stringham II
NOTARY PUBLIC

My Commission Expires: 1/3/22

JACK F. STRINGHAM II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 21st day of May, 2019.

GRANTOR:

THE POSTON AT THE PARK, LLC,
a Tennessee limited liability company

By: Joe A Owen
Joe A. Owen, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared Joe A. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager of The Poston at the Park, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Manager.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2019.

Jack F Stringham II
NOTARY PUBLIC

My Commission Expires: 1/3/22

JACK F. STRINGHAM II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

Being Parcels 257.00, 258.00, 259.00 & 260.00 on Metro Davidson County Property Map 104-02 and Lots 1, 2, 3 & 4 as shown on the Plan of Wills Subdivision of Lot No. 40 of Cockrill Spring as of record in Plat Book 57, Page 114 of the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod set on the north margin of Poston Avenue (50' R.O.W.), said rod being the northwest corner of Poston Avenue and 30th Avenue North and the southeast corner of the herein described tract;

Thence, following the north margin South 58 degrees 37 minutes 05 seconds West passing through an iron rod found at 40.00 feet and continuing for a total distance of 170.00 feet to an iron rod set on said north margin, said rod being the southeast corner of property conveyed to Philip T. Travis & Richard L. Cooper as of record in Deed Book 7710, Page 246, Register's Office of Davidson County, Tennessee and the southwest corner of the herein described tract;

Thence, following the east boundary of said Travis / Cooper property North 31 degrees 28 minutes 27 seconds West a distance of 139.88 feet to an iron rod set on the south margin of Metro Alley # 700 (10' R.O.W.), said rod being the northeast corner of said Travis / Cooper property and the northwest corner of the herein described tract.

Thence, following said south margin North 58 degrees 37 minutes 05 seconds West passing through an iron rod found at 130.00 feet and continuing for a total distance of 170.00 to an iron rod set on the west margin of 30th Avenue North (40' R.O.W.), said rod being the northeast corner of the herein described tract;

Thence, following said west margin South 31 degrees 28 minutes 27 seconds East a distance of 139.88 feet to the Point of Beginning.
Containing 23,780 square feet (0.546 acres).

Being the same property conveyed to The Poston at the Park, LLC by deed from Treg P. Warner of record in Instrument Number 20150313-0021744, Register's Office of Davidson County, Tennessee.

Less and except the following:

Land in Davidson County, Tennessee, being Unit Nos. 101, 102, 103, 104, 105, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305, 306, 401, 402, 403, 404, 405, 406, 501, 502, 503 and 504, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the Common Elements allocated to each unit and with special rights to use certain Common Elements designated as Limited Common Elements as set forth in said Master Deed.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.