10863

Davidson County DEEDWARR
Recvd: 08/10/05 12:40 2 pgs
Fees:12.00 Taxes:0.00

20050810-0094800

Prepared by and return to:
Settlement Services of Tennessee, LLC
216 Centerview Drive, Suite 102
Brentwood, TN 37027

INSTRUMENT OF CORRECTION OF DEED

(20041108-0134497)

WHEREAS, by a Deed of record in Instrument No. 20041108-0134497 Register's Office for Davidson County, Tennessee, **NVR, INC., a Virginia Corporation t/a FOX RIDGE HOMES** ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to **JODIE H. NICHOLSON, unmarried** ("Grantee"); and

WHEREAS, by inadvertence and mutual mistake, said Deed contained an error in the map parcel number and legal description of the land intended to be conveyed which was therein described as follows:

> Map Parcel No. 162-12-0B-008.00; Being Unit No. 2-A of Tract One on the plan of Final Plat, Villas at Belle Parke, Phase One, a horizontal property regime, of record in Instrument No. 2002-913-0111601, and as defined in the Master Deed of Record in Instrument No. 20020911-0110959, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description
>
> Being part of the same property conveyed to NVR, Inc. t/aFox Ridge Homes by Warranty Deed from Belle Parke, LLC of record in Instrument No. 20040302-0023686, Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, **NVR, Inc. a Virginia Corporation t/a FOX RIDGE HOMES,** for the purpose of correcting said error and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby transfer and convey their interest unto **JODIE H. NICHOLSON, unmarried,** her heirs and assigns, the following described parcel of land in Davidson County, Tennessee:

> Map Parcel No. 162 12 OB 005.00; Being Unit No. 2-D of Tract One on the plan of Final Plat, Villas at Belle Parke, Phase One, a horizontal property regime, of record in Instrument No. 20020913-0111601 and as defined in the Master Deed of record in Instrument No. 20020911-0110959, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description
>
> Being part of the same property conveyed to NVR, Inc. t/a Fox Ridge Homes, by Warranty Deed from Belle Parke, LLC of record in Instrument No. 20040302-0023686, Register's Office for Davidson County, Tennessee.

This conveyance made subject to:

> Taxes for the year 2005 and subsequent years, a lien not yet due and payable.
>
> The premises herein insured is a condominium apartment etablished pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. Seq. of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easement now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without liminations, all conditons, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed establishing a Horizontal Property Regime of Villas of Belle Parke of record in Instrument No. 20020911-0110959 and as amended in Instrument No. 20020911-0110959 and 200230515-0066792, said Register Office.
>
> Easement of record in Book 7838, Page 934; Instrument No. 20020322-0035169, said Register's Office.
>
> All matters of record in Instrument No. 20020913-0111601, Register's Office for Davidson County, Tennessee.
>
> Landscape Buffer Easement recorded in Instrument No. 20011217-0138710, said Register's Office.
>
> Storm Water Detention Agreement record as Instrument No. 20020320-0034488, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1345 Belle Road #310, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY HAND 3rd day of August, 2005.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

BY: _____
Kevin Martin, Appointed Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Kevin Martin, Appointed Vice President, with whom I am personally acquainted and who upon her oath(s) acknowledged himself to be the Appointed Vice President respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that he as such Appointed Vice President being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Kevin Martin as such Appointed Vice President, and attesting the same of the corporation, by the said Kevin Martin as such Appointed Vice President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 3rd day of August, 2005.

Hazel L. Wright
NOTARY PUBLIC

HAZEL L. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

My Commission expires: 9/24/06