Davidson County DEEDWARR
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Fees:12.00 Taxes:0.00
20060517-0057670

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

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by a Deed of record in Instrument No. 20051229-0155940, 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 **ANTHONY T. GILL, unmarried** ("Grantee"); and

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

> Land in Davidson County, Tennessee, being Unit No. 26-C of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase Two, a horizontal property regime, of record in Instrument No. 20020913-011604 and as defined in the Amendment to Master Deed and By-laws of record in Instrument No. 20020911-0110959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to NVR, Inc. t/aFox Ridge Homes by Warranty Deed from Belle Parke, LLC An Ohio Limited Liability Company of record in Instrument NO. 20050927-0115933, 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 **ANTHONY T. GILL, unmarried,** his heirs and assigns, the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit Number 26-C of Phase I-A on the Plan of A Horizontal Property Regime, Villas at Belle Parke as established under the Master Deed and By-Laws for Villas at Belle Parke, a Horizontal Property Regime, of record as Instrument No. 20020911-0110959 and as set out on a Plan of A Horizontal Property Regime, Phase I, Villas at Belle Parke of record as Instrument NO. 20020913-0111601, in the Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to NVR, Inc. t/a Fox Ridge Homes, by Warranty Deed from Belle Parke, LLC, an Ohio limited liability company, of record as Instrument NO. 20050927-0115933, Register's Office for Davidson County, Tennessee.

This conveyance made subject to:

> Taxes for the year 2006 and subsequent years, a lien not yet due and payable.
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> This premises herein insured is a condominium apartment established 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 provisions 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 easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, option,s burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas of Belle Parke of record in Instrument No. 20020911-0110959 as amended in Instrument No. 20021025-0130922, Instrument No. 20030515-0066792, and Instrument No. 20040218-0018915, Register's Office for Davidson County, Tennessee.
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> Easement for construction and maintenance of drainage facility of record in Book 7838, page 934, said Register's Office.
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> Declaration of Drainage Easement of record in Instrument No. 20020322-0035169, said Register's Office.
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> Subject to all matters shown on the Plan of recford in Instrument No. 20020913-0111601, said Register's Office.
>
> Subject to all matters shown on the PUD boundary plat of record in Instrument No. 20020722-0087814, said Register's Office.
>
> Subject to lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.
>
> Subject to rights of others in and to the common areas and/or elements.

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 Bell Road #204, 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, his 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, his 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 this 28th day of March, 2006.

GRANTOR:

NVR, INC. t/a FOX RIDGE HOMES

BY _____
Kevin Martin
Vice President

GRANTEE:

_____
ANTHONY T. GILL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of March, 2006, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Kevin Martin, Vice President, who, being by me duly sworn, says that he is Vice President of NVR Homes, Inc., t/a Fox Ridge Homes, a Virginia corporation; that he signed and sealed said instrument on behalf of said NVR Homes, Inc., t/a Fox Ridge Homes by its authority duly given, and the said Vice President, acknowledged said instrument to be the act and deed of said NVR Homes, Inc., t/a Fox Ridge Homes and the corporate seal was hereby affixed.

CAROLYN GLEAVES STATE OF TENNESSEE NOTARY

WITNESS my hand and seal this 28th day of March, 2006.

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NOTARY PUBLIC

My Commission expires:

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, Anthony T. Gill, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2006.

_____
NOTARY PUBLIC

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission expires:
1/16/08