Davidson County DEEDWARR
Recvd: 02/09/07 14:01 2 pgs
Fees:12.00 Taxes:0.00
20070209-0017281

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd. Suite 100
Brentwood, TN 37027

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $000.00

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2007

Notary Public
My commission expires: Aug. 20, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicole Marie Harrison 5845 Nolensville Pike #303 Nashville, TN 37211	New Owner	161-16-0-A-087.00CO

WARRANTY DEED OF CORRECTION
(Regarding Warranty Deed of record in Instrument Number 20061004-0123423, D.C.R.O., TN)

WITNESSETH:

WHEREAS, by Warranty Deed of record in **Instrument Number 20061004-0123423**, Register's Office for Davidson County, Tennessee, Grantor therein inadvertently conveyed to Grantees therein property with an erroneous legal description, located in Davidson County;

WHEREAS, it was and still is the intent of the Grantor to convey and for Grantees to purchase certain hereinafter described property for the consideration previously tendered to and received by Grantor;

WHEREAS, the Grantor desires to **correct the legal description** ;

NOW, THEREFORE, for the purpose of making said corrections, for and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carlos Andres Arteaga and wife, Lody Arteaga** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nicole Marie Harrison, unmarried** hereinafter called the Grantee, her successors and assigns, certain land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN being **Unit No. 87,** on the Plan of The Townhomes of Shadow Glen, as shown on Exhibit "A" to the Third Supplementary Declaration to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen of record in Instrument No. 20050118-0005927, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Shadow Glen Residential, L.P., a Tennessee Limited Partnership by deed from Allaric Development Company, Inc., a Tennessee Corporation, dated 6-26-03, recorded 6-26-03, of record in Instrument No. 20030626-0089015, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation by deed from Shadow Glen Residential, L.P., a Tennessee Limited Partnership, dated 1-12-05, recorded 1-14-05, of record in Instrument No. 20050114-0005176, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carlos Andres Arteaga and wife, Lody Arteaga by deed from Beazer Homes Corporation, a Tennessee Corporation, dated 6-30-05, recorded 7-8-05, of record in Instrument No. 20050708-0079167, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 5845 Nolensville Pike, #303, Nashville, TN 37211.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons 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 13th day of January, 2007.

Carlos Andres Arteaga

Lody Arteaga

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Carlos Andres Arteaga and wife, Lody Arteaga,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of January, 2007.

My Commission expires: Aug. 20, 2007

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN