WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/07 10:34 2 pgs
Fees:12.00 Taxes:0.00

20070605-0066851

STATE OF TENNESSEE
COUNTY OF : DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $000. Tax paid on deed referenced below.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS the 4th DAY OF ~~May~~ June 2007.

Notary Public

MY COMMISSION EXPIRES: 1/2

(AFFIX SEAL)

PEGGY DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JAN. 22, 2010

THIS INSTRUMENT WAS PREPARED BY
A. Harrison Johnson, Jr.
Attorney
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dudley Warner, Trustee **2804 Wimbledon Road** **Nashville, TN 37215**	**NEW OWNER**	**104020Z10300CO**

DEED OF CORRECTION

THIS DEED OF CORRECTION AMENDS AND CORRECTS THAT DEED OF RECORD IN INSTRUMENT NO. 20070518-0059702, BY ADDING THE LANGUAGE HIGHLIGHTED BELOW. OTHERWISE, THAT DEED SHALL BE AND REMAIN THE SAME.

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS STATZ AND WIFE, KAREN STATZ,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUDLEY WARNER, TRUSTEE UNDER THE ELIZABETH ROYAL HOPKINSON WARNER TRUST DATED JANUARY 8, 2003,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit 103 of the Parthenon Park Townhomes, Phase 1 and Phase 2, as established by the Master Deed of record as Instrument No. 20040514-056982, Register's Office for Davidson County, Tennessee, pursuant to Title 66, Chapter 27, Sections 101, et seq., as amended, of the Tennessee Code Annotated, of record as Exhibit "E" of said Master Deed, to which reference is hereby made for a more complete description of said units.

Being the same property conveyed to Thomas Statz and wife, Karen Statz by deed from Parthanon Partners, LLC, a Tennessee limited liability company of record as Instrument No. 20040621-0073334, Register's Office for Davidson County, Tennessee.

- This conveyance is subject to: (1) 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; (2) Charter of Parthenon Park Townhomes Owner's Association, Inc. of record as Instrument No. 20040514-0056981, Register's Office for Davidson County, Tennessee; (3) Urban Zoning Overlay of record as Metro Ordinance BL2000-364, made applicable by Ordinance No. BL-2000-476, of records in the Metropolitan Clerk's Office for Davidson County, Tennessee; (4) Master Deed of record as Instrument No. 20040514-0056981, Register's Office for Davidson County, Tennessee.

This is ☒ improved ☐ unimproved property, known as 3161 Parthenon Avenue, #103, Nashville, Tennessee 37203.

Added language:

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s)as of this 10th day of May, 2007.

THOMAS STATZ

KAREN STATZ

STATE OF WI
COUNTY OF Eau Claire

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named THOMAS STATZ AND KAREN STATZ, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 01 day of ~~May~~ June, 2007.

My Commission Expires: 04-18-2010

Notary Public

RETURN TO:
A. Harrison Johnson, Jr., Attorney
401 Church St., Suite 2600
Nashville, Tennessee 37219

KELLY A STELSON
Notary Public
State of Wisconsin

KELLY A. STELSON NOTARY PUBLIC STATE OF WISCONSIN