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THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 02/26/09 13:25 3 pgs
Fees:17.00 Taxes:0.00
20090226-0017010

DEED OF CORRECTION

THIS DEED OF CORRECTION is made and entered into on this the 20 day of Sept., 2007, by and between **JOEL G. BUSH, JR. AND DANA M. BUSH, HUSBAND AND WIFE,** hereinafter called '**GRANTORS**, and **CHRISTOPHER LEMKE AND MEGHAN J. LEMKE, HUSBAND AND WIFE,** hereinafter called '**GRANTEES**'.

WITNESSETH:

THAT WHEREAS, by a Warranty Deed, of record in Instrument Number 20070521-0059924, Register's Office for Davidson County, Tennessee, **GRANTORS** conveyed a certain tract of land in Davidson County, Tennessee to **GRANTEES**; and

WHEREAS, by inadvertence and mistake, paragraph 2 on page 1 of said Warranty Deed contained the following language; "subject to the below-stated life estate retained by Grantor", which language was not intended to be part of the conveyance; and the zip code of the subject property was stated incorrectly.

WHEREAS, the parties hereto have mutually agreed to correct said errors and remove said language from the original conveyance.

NOW, THEREFORE, the **GRANTORS**, for the purpose of correcting said error and FOR AND IN CONSIDERATION OF TEN DOLLARS AND NO/100 ($10.00), and other good and valuable considerations, the receipt of which are hereby acknowledged, **JOEL G. BUSH,JR. AND DANA M. BUSH, HUSBAND AND WIFE, AS GRANTORS**, do hereby bargain, sell, transfer and convey unto **CHRISTOPHER LEMKE AND MEGHAN J. LEMKE, HUSBAND AND WIFE**, hereinafter referred to as **GRANTEES,** their successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of **GRANTORS** in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3744 Springwater Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said land, with the appurtenances, hereditaments, estate, title and interest unto **GRANTEES**, their successors, heirs and assigns forever. The **GRANTORS** covenant and agree with the said GRANTEES that GRANTORS are lawfully seized and possessed of the said real estate, and that GRANTORS have a good and lawful right to sell the same. The GRANTORS further covenant that the same is unencumbered except as otherwise set forth on Exhibit "B".

GRANTORS further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said **GRANTEES**, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS THE hands and seals of the GRANTORS and GRANTEES on this the 20 day of ~~July~~ Sept. 2007.

JOEL G. BUSH, JR., GRANTOR

CHRISTOPHER LEMKE, GRANTEE

DANA M. BUSH, GRANTOR

MEGHAN J. LEMKE, GRANTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEL G. BUSH, JR. AND DANA M. BUSH, HUSBAND AND WIFE, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 27 day of July, 2007.

notary public

My commission expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE :
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER LEMKE AND MEGHAN J. LEMKE, HUSBAND AND WIFE, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TENNESSEE, on this the 20 day of Sept., 2007.

notary public

My commission expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

ADDRESS NEW OWNER:	**MAP/PARCEL NUMBER:**
CHRISTOPHER LEMKE AND MEGHAN J. LEMKE	MAP 141-6-C, PARCEL 76CO
3744 SPRINGWATER DRIVE	
NASHVILLE, TN ~~37215~~ 37221	
SEND TAX BILLS TO:	
SUNTRUST MORTGAGE	
901 SEMMES AVE.	
RICHMOND, VA 23224	

STATE OF TENNESSEE :
COUNTY OF Davidson :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 20 DAY OF September, 2007.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20 DAY OF Sept., 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 64, on the Plan of Riverbridge Community, Phase 1B, of record in Instrument Number 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to JOEL G. BUSH, JR. and DANA M. BUSH, HUSBAND AND WIFE, by Warranty Deed from BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, of record in INSTRUMENT NUMBER 20040330-0035752, Register's Office for DAVIDSON County, Tennessee.

Being further conveyed to Christopher Lemke and Meghan J. Lemke, husband and wife, by Warranty Deed of record in Instrument Number 20070521-0059924, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 141-6-C, PARCEL 76CO).
2. All matters as set forth on the Plan of record in Instrument Number 20020709-0082561, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easement of record in Book 1298, page 244, Register's Office for DAVIDSON County, Tennessee.

4. Dedication of Common Area to Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030806-0111892, Register's Office for DAVIDSON County, Tennessee.

5. Easement to Harpeth Valley Utility Distirct for Williamson and Davidosn Counties, Tennessee, of record in Book 7601, page 415, Register's Office for DAVIDSON County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument Number 20021217-0155374, Register's Office for DAVIDSON County, Tennessee.

7. All matters as set forth on the Plan of record in Instrument Number 20030709-0094605, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

8. Charter of Incorporation of Riverbridge Homeowners Association, Inc., of record in Instrument Number 20030218-0020998, said Register's Office.

9. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

10. Declaration of Covenants, Conditions and Restrictions for Riverbridge of record in Instrument Number 20030205-0016044, amended in Insturment Number 20030806-0111893, Register's Office for DAVIDSON County, Tennessee.

11. By-Laws of Riverbridge Homeowners Association, Inc., of record in Instrument Number 20030218-0020999, said Register's Office.