THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Limestone Title and Escrow
5409 Maryland Way, Suite 130
Brentwood, Tennessee 37027

INSTRUMENT FOR CORRECTION OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2011.

NOTARY PUBLIC

My commission expires: 10·16·11

BILL GARRETT, Davidson County
Trans:T20110026531 DEEDWARR
Recvd: 05/04/11 14:43 3 pgs
Fees:17.00 Taxes:0.00
20110504-0034356

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Kirby 2824 W. Kirkwood Avenue Nashville, TN 37204	Same as new owner	**118020E00200CO**

WHEREAS by Warranty Deed of record in Instrument No. 20110131-0008359, Register's Office for Davidson County, Tennessee, **CASTLERIDGE PROPERTIES, LLC** conveyed property described therein to **JAMES D. KIRBY, an unmarried man;** and

WHEREAS, by inadvertence, typographical error 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 Lot No. 1 on the Plan of Mrs. C.D. Berry's Property, as of record in Book 3842, Page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Castleridge Properties, LLC by deed from Cynthia Clark Matthews, Executrix of the Last Will and Testament of Cecelia N. Adkins dated 1-22-10 and filed for record on 1-25-10 of record in Instrument No. 201001250005896 Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to John W. Adkins and wife, Cecelia N. Adkins by deed from Eva M. Simpson dated 5-6-1966 and filed for record on 5-12-1966 of record in Book 4016, page 250 Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, in order to correct said typographical error and inadvertence, this Instrument for Correction is made, and **CASTLERIDGE PROPERTIES, LLC**, for the consideration expressed in said former deed, has bargained and sold and by these presents do hereby transfer and convey unto the Grantee, **JAMES D. KIRBY, an unmarried man,** his heirs and assigns that certain tract of land which is hereby agreed and understood that the legal description is to be correctly described as follows:

LAND in Davidson County, Tennessee being Unit B on the Master Deed & Declaration of Covenants, Conditions and Restrictions of West Kirkwood Townhomes, a Private Element Planned Unit Development, as of record in Instrument No. 20100408-0026512, Register's Office for Davidson County, Tennessee, to which said Master Deed reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Castleridge Properties, LLC by deed from Cynthia Clark Matthews, Executrix of the Last Will and Testament of Cecelia N. Adkins dated 1-22-10 and filed for record on 1-25-10 of record in Instrument No. 201001250005896 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20110131-0008359, Register's Office for Davidson County, Tennessee, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. 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.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 20th day of April, 2011.

CASTLERIDGE PROPERTIES, LLC, Grantor

BY: Anthony Tavakoli

TITLE: manag member

JAMES D. KIRBY, Grantee DDS

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 20th day of April, 2011, before me, appeared Anthony Tavakoli, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of Castleridge Properties, LLC, and that said instrument was signed in behalf of said Castleridge Properties, LLC, and said officer acknowledged said instrument to be the free act and deed of said Castleridge Properties, LLC.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 10·16·11

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, James D. Kirby and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of April, 2011.

Notary Public

My commission expires: _____

JOHN A. BELL, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014