BILL GARRETT, Davidson County
Trans:T20130078589 DEEDWARR
Recvd: 09/11/13 09:24 4 pgs
Fees:22.00 Taxes:0.00

20130911-0095735

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQAURE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

THIS DEED IS BEING RECORDED TO CORRECT THE PRIOR WARRANTY DEED AT INSTRUMENT NO. 20130621-0063750 WHICH INADVERENTLY INCLUDED ABEBA ZEWDIE IN THE ORGINAL CONVEYANCE.

SHARON C. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CORRECTIVE WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0

Abeba Zewdie
Affiant

Subscribed and sworn to before me as of the 6 day of ~~July~~ SEPT., 2013.

Notary Public

My Commission Expires: 12/06/2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Semere D. Woldu 2117 Sherbrooke Lane, Nashville, TN 37211	SAME AS OWNER	180-04A-098.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Kathleen M. Hughes,** an unmarried woman, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Semere D. Woldu,*** his heirs and/or assigns, hereinafter referred to collectively as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Highland Creek, Section Four, of record in Instrument No. 20020830-0105354, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby

made for a more complete description of the property.

Being the same property conveyed to Kathleen M. Hughes, a single person by Deed from Harris Homes, LLC, a Delaware limited liability company of record in Instrument No. 20040210-0015890, Register's Office for Davidson County, Tennessee, dated February 6, 2004 and recorded on February 10, 2004.

This is improved property known as: 2117 Sherbrooke Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2013 a lien, not yet due and payable.

2. All matters shown on the Plan of record in Instrument No. 20020830-0105354, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as supplemented in Instrument No. 200004130037474, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws of record in Book 11568, Page 301, Register's Office for Davidson County, Tennessee.

5. Conveyance of open space of record in Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee.

6. Ingress and Egress Easement of record in Book 5266, Page 40, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 11338, Page 738, Register's Office for Davidson County, Tennessee.

8. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516 and Book 10569, Page 732, Register's Office for Davidson County, Tennessee.

9. Rights of others in & to the common areas and/or elements.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 25th day of July, 2013.

Kathleen M. Hughes

BY: _____
R. Garry Chaffin
ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **R. Garry Chaffin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Kathleen M. Hughes**, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Kathleen M. Hughes, the Grantor herein, by the said R. Garry Chaffin, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 25th day of July, 2013.

_____
Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

Abeba Zewdie joins this conveyance to waive any rights in the Property, acquired, in and to the Real Estate that may have been acquired inadvertently by error in the original conveyance by Warranty Deed at Instrument No. 20130621-0063750.

Abeba T. Zewdie

Abeba Zewdie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Abeba Zewdiewith whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 6 day of ~~August~~ SEPT., 2013.

Notary Public

My Commission Exp. 12/06/2016

SHARON C. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY