BILL GARRETT, Davidson County
Trans:T20130089219 DEEDWARR
Recvd: 10/16/13 14:25 6 pgs
Fees:32.00 Taxes:0.00
20131016-0108156

This Instrument prepared by:
G. Miller Hogan, II, Esq.
Farris Bobango PLC
618 Church Street, Suite 300
Nashville, Tennessee 37138

CORRECTED WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Ricardo F. Rodriguez **4327A Goins Road** **Nashville, Tennessee 37211**	**Same**	**147070D00100CO**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WHEREAS, by Warranty Deed appearing of record at Instrument No. 20090422-0036360 in the Register's Office for Davidson County, Tennessee, **Christopher L. Huskey, married**, (the "Grantor") conveyed a certain parcel of real estate situated in Davidson County, Tennessee unto **Ricardo F. Rodriguez** (the "Grantee");

WHEREAS, the Warranty Deed contained certain errors in the legal description legal description of the property conveyed;

WHEREAS, an Amended and Restated Declaration of 4327 Goings Road Condominiums was recorded as Instrument No. 20131016-0108152, said Register's Office (the "Amended Declaration") was executed by the undersigned to establish a property horizontal property regime for the property;

WHEREAS, the Grantor desires to correct error in the original Warranty Deed and to convey all of his right, title and interest in the unit described herein as created by the Amended Declaration, by the execution and delivery to the Grantee of this Corrected Warranty Deed;

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash, in hand paid, and other good and valuable consideration to the Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property commonly known as: 4327-A Goins Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, his heirs, successors and assigns, forever.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat, including, without limitation the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

IN WITNESS WHEREOF, this Corrected Warranty Deed is executed by the Grantor as of the 15th day of February, 2013.

Christopher L. Huskey

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Christoper L. Huskey**, the within named bargainor, 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, at office, this 15th day of February, 2013.

Notary Public

My commission expires: NOV. 10, 2013



ACCEPTANCE BY GRANTEE

The undersigned Grantee joins this instrument for the limited purpose of accepting this Corrected Warranty Deed in full substitution for that certain Warranty Deed appearing of record at Instrument No. 20090422-0036360 in the Register's Office for Davidson County, Tennessee.

Ricardo F. Rodriguez

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Ricardo F. Rodriguez**, the within named bargainor, 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, at office, this 15th day of FEBRUARY, 2013

Notary Public

My commission expires: NOV. 10, 2013

G. MILLER HOGAN, II
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 10, 2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars the transfer taxes on this conveyance having been previously paid upon the recording of the Warranty Deed appearing of record at Instrument No. 20090817-0077105.

AFFIANT

Sworn to and subscribed before me this 15th day of FEBRUARY, 2013.

NOTARY PUBLIC

My Commission Expires: Nov. 10, 2013

MILLER HOGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 10, 2013

EXHIBIT A

[*Legal Description*]

That certain condominium apartment in Davidson County, Tennessee, being Unit 1, as described in the Amended and Restated Declaration of 4327 Goins Road Condominiums of record as Instrument Number 20131016-0108152 in the Register's Office for Davidson County, Tennessee to which instrument reference is hereby made for a more complete description.

Being part of the same property conveyed to Christopher L. Husky (a/k/a Christopher L. Huskey), by deed from Larry Boyd and Roslyn Glenn, of record as Instrument No. 20081216-0120444 in the Register's Office for Davidson County, Tennessee, and being the same property intended to be conveyed by the said Christopher L. Huskey by deed of record as Instrument No. 20090422-0036360, said Register's Office.

EXHIBIT B

[*Permitted Exceptions*]

1. General or special taxes and assessments required to be paid in the year 2009 and subsequent years.

2. Amended and Restated Declaration of 4327 Goins Road Condominiums of record as Instrument No. 20131011-0108152 in the Register's Office for Davidson County, Tennessee.