Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140023940 DEEDWARR
Recvd: 04/09/14 10:56 4 pgs
Fees:22.00 Taxes:0.00
20140409-0029588

(1)

This instrument prepared by:
C. Patrick Flynn, Esq.
FLYNN LAW OFFICE, PLLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

PARCEL I.D.

052-13-0-064.00

CORRECTED WARRANTY DEED

SEND TAX BILLS TO NEW OWNER:

Pennington Bend Group, L.P.
c/o Maria Murdock
2541 Miami Avenue
Nashville, TN 37214

WHEREAS, the original warranty deed which is being corrected was dated June 24, 2005 wherein the Grantor was Hamill Properties, LLC, a Tennessee Limited Liability Company, and this warranty deed was recorded as Instrument No. 20061017-0128845 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the original warranty deed was executed by Denise Hamill, Manager/Member and Dale R. Hamill, Member for the Grantor, Hamill Properties, LLC; and

WHEREAS, the Grantee in the original warranty deed was erroneously identified as the "Morrow Family Limited Partnership, a Tennessee General Partnership," and no entity having such a name exists; and

WHEREAS, Gordon E. Morrow, Sr. is the General Partner of a limited partnership organized for his family which bears the correct name "Pennington Bend Group, L.P." and this limited partnership has been organized since 1998 with control number 355089 in the records of the Secretary of State for Tennessee; and

WHEREAS, the Pennington Bend Group, L.P. is the correct name of the Grantee acquiring the property described in the original warranty deed which is recorded as Instrument No. 20061017-0128845;

NOW, THEREFORE, for the purpose of correcting the name of the Grantee in the original deed the original Grantors do hereby execute this Corrected Warranty Deed, to wit:

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hamill Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Pennington Bend Group, L.P., a Tennessee Limited Partnership,** hereinafter called the Grantee its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 25, on the Plan of Map Of Woodale Grove Annex, Subdivision of Part of J.H. Gothard's Lands, as shown by plat appearing of record in Plat Book 547, Pages 109 and 110, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being part of the same property conveyed to Lineage Realty Company, Inc. by Quitclaim Deed dated March 15, 2004 of record in Instrument No. 20040415-0042594, and being part of the same property further conveyed to Hamill Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed dated May 27, 2005 of record in Instrument No. 20050603-0063282, Register's Office for Davidson County, Tennessee.
>
> All matters shown on the plan of record in Plat Book 547, Pages 109 and 110; all in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as Lot 25, Woodale Grove Annex, Nashville, Tennessee.

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, Pennington Bend Group, L.P., a Tennessee Limited Partnership, its successors and assigns forever, and Grantor, Hamill Properties, LLC, a Tennessee Limited Liability Company covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, it and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 20th day of March, 2014.

HAMILL PROPERTIES, LLC

By: _____
Denise Hamill, Manager/Member

By: _____
Dale R. Hamill, Member

STATE OF MICHIGAN)
COUNTY OF KENT)

Before me, the undersigned Notary Public of the state and aforesaid, personally appeared Denise Hamill and Dale R. Hamill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged

themselves to be Manager/Member and Member, respectively, the within named bargainor, a limited liability company, and that they as such Manager/Member and Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Manager/Member and Member.

Witness my hand at office this 21st day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 12-11-19

MELISSA A. BACKE
Notary Public, State of Michigan
County of Barry
My Commission Expires Dec. 11, 2019
Acting in the County of Kent

STATE OF Michigan)
COUNTY OF Kent)

The actual consideration or value whichever is greater for this transfer is $0.00.

Affiant

Sworn to and subscribed before me

this 26th day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 10-15-2017

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.