This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

New Owner is:
Steven J. Eggart, Jr.
6008 B California Ave
Nashville, TN 37209

Map and Parcel
091020D00100CO

BILL GARRETT, Davidson County
Trans:T20150006804 DEEDWARR
Recvd: 01/28/15 09:41 3 pgs
Fees:17.00 Taxes:0.00
20150128-0008010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 21 day of January, 2015.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/05/2018

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Deep River Development, LLC, a Tennessee limited liability company,** has previously been executed and put of record in **Instrument No. 20140917-0085172**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description and Map & Parcel Number.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Deep River Development, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven J. Eggart, Jr. an unmarried man**, hereinafter referred to as Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 091020D00100CO, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 6008 California Avenue, as recorded in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 6008 California Avenue, a Horizontal Property Regime with Private Elements, of record in **Instrument No. 20131209-0124688, in the Register's Office for Davidson County, Tennessee**, to which reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to **Kelton Investments, LLC, a Tennessee limited liability company,** by Warranty Deed from **Sherry Burgess**, dated October 4, 2013, of record in **Instrument No. 20131008-0105638, Register's Office for Davidson County, Tennessee**. The said

Kelton Investments, LLC, a Tennessee limited liability company, is now known as Deep River Development, LLC, a Tennessee limited liability company.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees and taxes for subsequent years; all matters appearing on the plan of record in Book 161, Page 75 and Exhibit B of Instrument No. 20131209-0124688, Register's Office for Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131209-0124688, Register's Office for Davidson County, Tennessee, and Rights of way of California Avenue and alley, all of record in the Register's Office for Davidson County, 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 Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 14th day of January, 2015.

GRANTOR:

Deep River Development, LLC

Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of January, 2015, before me personally appeared Bryan D. Spicer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Deep River Development, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of Deep River Development, LLC by himself as Authorized Agent.

Witness my hand and official seal, this the 14th day of January, 2015.

Notary Public

My Commission Expires: 6-4-17

VALERIE LANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

GRANTEES:

Steven J. Eggart, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of January, 2015, before me personally appeared Steven J. Eggart, Jr., the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of January, 2015.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY