Davidson County DEEDQC
Recvd: 02/23/15 14:22 4 pgs
Fees:22.00 Taxes:0.00
20150223-0015511

DEED OF CORRECTION

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6th DAY OF Feb, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-05008 GRAFFMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Rusty Helen Groffman	SAME	129110A70300CO
703 Mt. Carmel Place		
Nashville, TN 37205		

WHEREAS, by a quitclaim deed of record in instrument number 20130502-0044319 Register's Office for Davidson County, Tennessee, **RUSTY HELEN GROFFMAN**, ("Grantors") conveyed her interest in a certain tract of land in Davidson County, Tennessee to **RUSTY HELEN GROFFMAN, AMANDA NICOLLE PETERSON AND RACHEL ARIN PETERSON, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**("Grantees"); and

WHEREAS, by inadvertence and mutual mistake, said Deed contained an error in the name of the Grantees of said Deed which was therein described as follows:

RUSTY HELEN GROFFMAN, AMANDA NICOLLE PETERSON AND RACHEL ARIN PETERSON, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

WHEREAS, the Grantees have requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, **RUSTY HELEN GROFFMAN**, for the purpose of correcting said error and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey her interst unto the said Grantees:

RUSTY HELEN GROFFMAN

All of the remaining provisions of said deed, Grantor does hereby reaffirm and ratify as provided in said deed of record in instrument number 20130502-0044319 , Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect Grantee Name, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct Grantees Name, and said instrument is accordingly incorporated herein by reference.

Witness my hand on this 6th day of Feb, 2015

Rusty Helen Groffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Rusty Helen Groffman and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Rusty Helen Groffman and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of Feb, 2015

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

Rachel Arin Peterson

RACHEL ARIN PETERSON, GRANTEE

STATE OF Tennessee

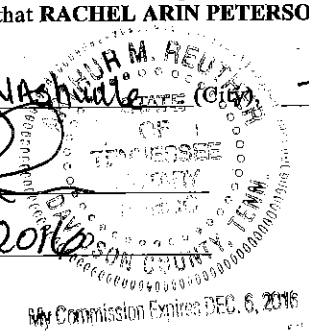
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: **RACHEL ARIN PETERSON** , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **RACHEL ARIN PETERSON** and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), TN (State) this 12TH day of February, 2015

Notary Public

My Commission Expires: Dec. 6TH 2016



Amanda Nicolle Peterson

AMANDA NICOLLE PETERSON, GRANTEE

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: **AMANDA NICOLLE PETERSON** , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **AMANDA NICOLLE PETERSON** and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lake Forest (City), Illinois (State) this 12 day of February, 2015

Notary Public Wendy J Ohman

My Commission Expires: 11/12/17

OFFICIAL SEAL
WENDY J OHMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/12/17

12-05008 GRAFFMAN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 703, CLOISTER AT ST. HENRY, PHASE IC, a horizontal property regime established by Master Deed of record in Book 6675, Page 173, together with an undivided percentage interest in the common areas/elements appurtenant to said unit, as set forth in said Master Deed and as depicted on the Condominium Site Plan attached as Exhibit "B" to said Master Deed, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Sublease and Conveyance of Condominium Apartment from Frank W. Englert, Jr. and wife, Margaret P. Englert to Lucille Johnson Nelson as recorded on the 2nd day of July, 1991 in Deed Book 8389, Page 928 (as to a Leasehold Interest) and Warranty Deed from St. Henry's Property Development, Inc. to Lucille Johnson Nelson as recorded on the 9th day of February, 2011 in Instrument No. 20110209-0011397 (as to a Fee Simple Interest), in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Rusty Helen Groffman as recorded on the 28th day of January, 2013 in Instrument No. 20130128-0008476, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLOISTER AT ST. HENRY, as recorded in Plat Book 6250, Page(s) 979, Plat Book 6250, Page 924, Plat Book 5200, Page 676 and Plat Book 5200, Page 455, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of by-Laws of The Cloisters Owner's Association amended in Book 6519, Page 187, Book 6533, Page 580, Book 7590, Page 273 and Book 9269, Page 285 and Instrument No. 20020109-0003376.

e. Charter of The Cloister Owner's Association recorded in Book 6076, Page 203.

f. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Instrument No. 20101228-0102374 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

g. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY of record in Book 6042, Page 602 , as amended by instrument(s) of record in Book 6071, Page 149, Book 6237, Page 660, (Phase 1A) Book 6237, Page 665, corrected in Book 6834, Page 449 (Phase 1B), amended in Book 6317, Page 688, Book 6533, Page 580, Book 6675, Page 173 (Phase 1C), Book 6933, Page 927, Book 7404, Page 766, (Phase 1D); also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

h. Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4191, Page 157, Book 7306, Page 141 and Book 7306, Page 156.

i. Storm Water Detention Agreement as set forth in instrument recorded in Book 6862, Page 384, Book 6145, Page 293 and Book 6824, Page 870.

j. Ground Lease recorded in Book 6596, Page 608.

k. Rights of parties/tenants in possession under unrecorded documents.

l. Fee simple interest of The Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville as disclosed by Warranty Deed recorded in Book 3499, Page 292.

m. Resolution as set forth in instrument recorded in Book 6527, Page 700.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jim. R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Chad I. Pearman, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016