This Instrument Prepared By:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

New Owner is:
SBE Partners
238 Burlington Place
Nashville, TN 37215

Send Tax Bills To:
SBE Partners
238 Burlington Place
Nashville, TN 37215

Map and Parcel:
083-12-090.00

BILL GARRETT, Davidson County
Trans:T20160001431 DEEDWARR
Recvd: 01/07/16 10:01 2 pgs
Fees:12.00 Taxes:0.00
20160107-0001533

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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 30th day of December, 2015.

Notary Public

CASSIE LOVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/3/18

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DEED OF CORRECTION

Warranty DEED

WHEREAS, a Warranty Deed conveying the within described property to SBE Properties, has previously been executed and put of record as Instrument No. 20151028-0109667, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in that it conveyed the property to SBE Properties and it should convey the property to SBE Partners.

NOW, THEREFORE, For 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 I, Larry Simpson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents transfer and convey unto the said SBE Partners, hereinafter referred to as Grantee, their heirs and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Eastland Acres, Section Five, of record in Plat Book 2330, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED but EXCLUDED from the above lot is that portion (containing 297 square feet, more or less) conveyed to Marvin Edward Ashley and wife, Evelyn Louise Ashley by Deed of record in Book 10021, Page 71, said Register's Office, to which reference is hereby made for a more complete metes and bounds description of excluded portion.

Being the same property conveyed to Larry Simpson, a single man by Warranty Deed from Sandra G. Parker, a married woman, of record in Book 10081, Page 376, Register's Office for Davidson County, Tennessee, dated May 31, 1996 and recorded on June 10, 1996.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2330, Page 84, Book 2545, Page 497 and Book 2590, Page 622, Book 9738, Page 956; 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 Grantee, their heirs and assigns, forever.

The Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of Dec., 2015.

GRANTORS:

Larry Simpson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Larry Simpson, unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand and seal on this the 30th day of Dec., 2015.

Notary Public

My Commission Expires: 10-12-19

JON PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN