Davidson County DEEDWARR
Recvd: 01/15/16 10:44 3 pgs
Fees:17.00 Taxes:0.00
20160115-0004353

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $0.00

AFFIANT

Sworn to and subscribed before me this 13th day of January 2016

NOTARY PUBLIC My commission expires:

Map and Parcel No. 083 07 0D 002.00 & 083 07 0D 001.00

Address of New Owner:
Aaron Armstrong
2320 & 2322 Dalebrook Court
Nashville, TN 37206

Send Tax Notices To:
Avenue Bank
111 Tenth Avenue South, Ste. 400
Nashville, TN 37203

GRN - H0113

DEED OF CORRECTION

On September 8, 2014, Cornerstone Investments Inc. executed a Warranty Deed purporting to convey the real property described below to Aaron Armstrong, hereinafter referred to as Grantee, said Warranty Deed having been recorded on September 18, 2014, at Instrument No. 20140918-0085583, in the Register's Office for Davidson County, Tennessee.

Due to mistake and inadvertence, the legal description of the real property to be conveyed was incorrectly set out in the subject Warranty Deed as follows: Tract I: (Map/Parcel: 083-07-0-230.00)
Being Reserve Parcel No. "A" on the plan of Section Six, Eastland Acres, of record Book.2330. Page 129, Registers Office of Davidson County to which plan reference is hereby made for a more complete description.

Tract II: (Map/Parcel: 083-07-0-343.00)
Property located on the South side of Dalebrook Court in the 7th Councilmanic District of Davidson County, Tennessee. Being shown as a reserve parcel on the plan of Eastland Oaks Section 2 of record in Book 4860, Page 9. R.O.D.C., TN and being more particularly described according to a survey by J. Bruce Rainey, Surveyor *#823* dated August 9.2006, and known as Job No. O6-014S, as follows:

Beginning at a point in the Southerly right-of-way *of* Dalebrook Court at the Northern most corner of the herein described tract, Said point being the Northeast corner of Lot 25 of Eastland Oaks Section 2. Thence, from said point of beginning, leaving said right-of-way with the Westerly line of a reserve parcel as shown on the plan of Eastland Acres Section Six of record in Plat Book 2330, Page 129, R.O.D.C., TN, S 02 degrees 41' SI· W - 216.84' to a point; thence along the Northerly line of Lot 17 of Eastland Oaks Section 2, N 53 degrees 13' 41· W - 117.77' to a point; thence along the Easterly line of Lot 25, N 35 degrees, 35' 09" E - 179.65' to the point of beginning containing 10.576 square feet, more or less.

Said description was incorrect in the following respect: The land conveyed is the full Lot and should have been conveyed as Units in Dalebrook Court Commons.

Grantor desires to and does hereby correct the said errors by executing this Deed of Correction in proper form, as set out below. All terms and conditions of the said Warranty Deed not inconsistent with the corrections made herein remain in full force and effect.

WHEREAS, for and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Cornerstone Investments Inc**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Aaron Armstrong,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit " A " and "B" of Dalebrook Court Commons, as shown on the Declaration of Protective Covenants, Conditions and Restrictions for Dalebrook Court Commons , a Townhouse Planned Unit Development, of record in 20131122-0120480, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is un-improved property, known as2320 &2322 Dalebrook Court, Nashville TN 37206

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; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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.

IN WITNESS WHEREOF, the said Cornerstone Investments Inc., have hereunto set their signature,

on this, the 13th day of January, 2016.

Cornerstone Investments, Inc.

Lane, President

Lane Wallace, President

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County mentioned, personally appeared Lane Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President and is authorized to execute the instrument on behalf of Cornerstone Investment Inc. the within named bargainor, a corporation, and that such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by himself as President.

WITNESS my hand and official seal of office, this 13th day of January, 2016.

NOTARY PUBLIC

My commission expires: May 08, 2018

SEAN GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

718 Thompson Lane Ste 108 37204

MY COMMISSION EXPIRES
MAY 08, 2018

This Instrument Prepared By:

Foundation Title and Escrow, LLC
30 Burton Hills Blvd. Ste. 400
Nashville TN 37215

When Recorded Return To:

Foundation Title and Escrow, LLC
30 Burton Hills Blvd. Ste. 400
Nashville, TN 37215

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018