THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
MAGNOLIA TITLE & ESCROW, INC.
1104 Fatherland St.
Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20160017795 DEEDWARR
Recvd: 03/03/16 15:52 3 pgs
Fees:17.00 Taxes:0.00
20160303-0020739

INSTRUMENT FOR CORRECTION OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF MARCH, 2016.

NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MEGHAN GUILFOIL 525A Stevenson St. Nashville, TN 37209	Same as new owner	091-09-0N-002.00-CO

WHEREAS by Warranty Deed of record in Instrument No. 20160112-0003201, Register's Office for Davidson County, Tennessee, **PLANTATION PROPERTIES, LLC, a Tennessee limited liability company ("GRANTOR")** conveyed the property described therein to **MEGHAN GUILFOIL, a single woman ("GRANTEE");** and

WHEREAS, by inadvertence, typographical error and mutual mistake, said deed conveyed the wrong property to Grantee; and

NOW, THEREFORE, in order to correct said conveyance, this Instrument for Correction is made, and **PLANTATION PROPERTIES, LLC, a Tennessee limited liability company**, for the consideration expressed in said former deed, has bargained and sold and by these presents does hereby transfer and convey unto the Grantee, **MEGHAN GUILFOIL, a single woman,** her heirs and assigns that certain tract of land which is hereby agreed and understood that the legal description is to be correctly described as follows:

> Land situated in Davidson County, Tennessee, being **Unit B**, as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at 525 Stevenson Street, a Horizontal Property Regime with private elements of record at Instrument No. 20150714-0068540, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being a portion of the same property conveyed to Plantation Properties, LLC by Warranty deed from First Jordan, FLP, as trustee of the 525 Stevenson Street Trust of record in Instrument No. 20130815-0086128 Register's Office for Davidson County, Tennessee, dated August 14, 2013 and recorded on August 15, 2013.
>
> Being a portion of the same property conveyed to Plantation Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Plantation

Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20150331-0027818 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on March 31, 2015.

This is improved property more commonly known as 525A Stevenson Street, Nashville, TN 37209.

IN RETURN, **MEGHAN GUILFOIL, a single woman,** has bargained and sold and by these presents does hereby transfer and convey unto **PLANTATION PROPERTIES, LLC, a Tennessee limited liability company,** its successors and assigns that certain tract of land which is hereby agreed and understood to be described as follows:

Land situated in Davidson County, Tennessee, being **Unit A**, as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at 525 Stevenson Street, a Horizontal Property Regime with private elements of record at Instrument No. 20150714-0068540, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property incorrectly conveyed to Meghan Guilfoil, by Warranty Deed from Plantation Properties, LLC, a Tennessee limited liability company, dated 12/31/2015, recorded 1/12/2016, and appearing of record in Instrument No. 20160112-0003201, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 525B Stevenson Street, Nashville, TN 37209.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, in the fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Deed of record in Instrument No. 20160112-0003201, Register's Office for Davidson County, Tennessee, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. 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 Parties hereto have set their signatures on this the 3 day of March, 2016.

C. Michael Todd

Plantation Properties, LLC, Grantor
C. Micnael Todd, sole member

MEGHAN GUILFOIL, Grantee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Meghan Guilfoil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3 day of March, 2016.

C. Loy Carney
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared C. Michael Todd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the sole member of Plantation Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such sole member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as sole member.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of March, 2016.

Leslie Garside
NOTARY PUBLIC

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/20/19