Davidson County	DEEDWARR
Recvd: 06/07/16 09:17	3 pgs
Fees:17.00 Taxes:0.00	
20160607-0057164	

CORRECTED WARRANTY DEED

This deed is being recorded to correct Warranty Deed recorded at Instrument 20160108-0001957 by correcting the unit letter from A to B

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,943.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 3/3/2020

(AFFIX SEAL)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Samuel J Chappell (NAME)	Summit Funding, Inc (NAME)	091-02-0-U 002.00 CO
1404 63rd Ave. North (ADDRESS)	1720 W. End Ave Ste 400 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J2K Builders, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samuel J Chappell, a single man,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. B, on the Plan of Dolphin Cottages at California Avenue, a Horizontal Property Regime with private elements, of record as Exhibit B of the Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20141124-0108199, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to J2K Builders, LLC by deed of record in Instrument 20150206-0011444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Samuel J. Chappell joins in this conveyance to show consent to the correction.

unimproved ☐

This is improved ☑ property, known as 1404 63rd Ave. North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE, his 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.

Witness my/our hands this 16th day of May, 2016

J2K Builders, LLC
By: Lori Holloway, Authorized Agent

Samuel J. Chappell

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of J2K Builders, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 16th day of May, 2016.

Notary Public Sondra Reece
My Commission Expires: 3/3/2020

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee County of Sumner

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

Witness my hand and official seal at Gallatin, Tennessee, this 16th day of May, 2016.

Commission expires: 8/23/14

Notary Public

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

File No.: 20601

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY