BILL GARRETT, Davidson County
Trans:T20160049229 DEEDWARR
Recvd: 06/10/16 09:42 3 pgs
Fees:17.00 Taxes:0.00
20160610-0058838

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Tyler Rossebo
1403 Preston Drive
Nashville, TN 37206

Map and Parcel
083-04-0W-002.00

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 12 day of May, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Regal Homes Co.** (Grantor) to **Tyler Rossebo, an unmarried man** (Grantee) has previously been executed and put of record in **Instrument No. 20160411-0034560**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description.

NOW, THEREFORE, for and 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 **Regal Homes Co.**, has bargained and sold, and by these presents does transfer and convey unto **Tyler Rossebo, an unmarried man**, its successors heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 1403, 1401 Preston Drive Townhomes, as shown in the Master Deed for 1401 Preston Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20151112-0114916, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Regal Homes, Co., a Tennessee corporation by deed from Paul Allen Short and wife, Alice Gayle Short of record in Instrument Number 20150923-0096826, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) Taxes for the year 2016.
2) Master Deed establishing a Horizontal Property Regime of 1401 Preston Drive Townhomes of record in Instrument Number 20151112-0114916, Register's Office for

Davidson County, Tennessee.
3) Subject to all matters shown on the Plan of record in Plat Book 1835, Page 26, as corrected in Book 2014, Page 269 and amended in Instrument No. 20010511-0049071, Register's Office for Davidson County, Tennessee.

This is property commonly known as 1403 Preston Drive, 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 Grantee, its successors and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is 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 Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 12 day of May, 2016.

Regal Homes Co.

By: _____
Steve Reigle, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12 day of May, 2016, before me personally appeared **Steve Reigle**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of Regal Homes Co., the within named bargainor, and that he as such Vice President of Regal Homes Co., executed the foregoing instrumnt for the purpose therein contained, by signing on behalf of Regal Homes Co.

Witness my hand and official seal, this the 12 day of May, 2016.

_____
Notary Public

LESLIE NEWSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/20/19

Tyler Rossebo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13 of May, 2016.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020