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

Send Tax Bills To:
Mary Lawless Seng
1119 Archer Street
Nashville, TN 37203

New Owner is:
Mary Lawless Seng
1119 Archer Street
Nashville, TN 37203

Map and Parcel
105014A01000CO

BILL GARRETT, Davidson County
Trans:T20160112919 DEEDWARR
Recvd: 12/22/16 10:51 3 pgs
Fees:17.00 Taxes:0.00
20161222-0134697

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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 20th day of December, 2016.

Notary Public

My commission expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying property to **Mary Lawless Seng, an unmarried woman**, has previously been executed and put of record in **Instrument No. 20161116-0120826** , Register's Office of Davidson County, and

WHEREAS, said Warranty Deed contained a typographical error and conveyed Unit 9 instead of Unit 10.

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, **Archer Development, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor, has bargained and sold, and by these presents transfers and conveys unto the said **Mary Lawless Seng, an unmarried woman**, hereinafter referred to as Grantee, her 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 Unit 10, Archer at 12th Homes, A Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160908-0094811 (amended in Instrument No. 20161102-0115692 and Instrument No. 20161123-0123554), Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to Archer Development, LLC, by Special Warranty Deed from Leonard Amdur, recorded February 26, 2015 in Instrument No. 20150226-0016685, Register's Office for Davidson County, Tennessee.

Improved Property Address: 1119 Archer St., Nashville, TN 37203

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.

The Grantor does covenant with the said Grantees 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 Grantors do further covenant and bind themselves 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 19 day of December, 2016.

GRANTORS:

Archer Development, LLC

BY: _____
Hunter Connelly
Authorized Agent

GRANTEES:

_____
Mary Lawless Seng

STATE OF ~~TENNESSEE~~ ~~Louisiana~~ Tennessee
~~COUNTY~~ OF ~~DAVIDSON~~ ~~Jefferson~~ Davidson
~~Parish~~ County County Parish

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County~~ and State, HUNTER CONNELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ARCHER DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of December, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF ~~TENNESSEE~~ Louisiana
~~COUNTY~~ OF ~~DAVIDSON~~ Jefferson
PARISH PARISH

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County~~ and State, MARY LAWLESS SENG, 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 19th of December, 2016.

Notary Public
My Commission ~~Expires:~~ is for life!
(SEAL)

