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

INSTRUMENT FOR CORRECTION OF ~~WARRANTY~~ QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170002050 DEEDQC
Recvd: 01/09/17 13:11 2 pgs
Fees:12.00 Taxes:0.00
20170109-0002317

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 9th DAY OF JANUARY, 2017.

NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regal Homes Company 290 Ed Harris Road Ashland City, TN 37015	Same as New Owner	091-01-0-058.00

WHEREAS by Quitclaim Deed of record in Instrument No. 20160908-0094631, Register's Office for Davidson County, Tennessee, **REGAL HOMES COMPANY, a Tennessee corporation ("GRANTOR")** conveyed the property described therein to **REGAL DEVELOPMENT, LLC, a Tennessee limited liability company ("GRANTEE");** and

WHEREAS, by inadvertence, typographical error and mutual mistake, said deed of conveyance conveyed more property than intended; and

NOW, THEREFORE, in order to correct said conveyance, this Instrument for Correction is made, and **REGAL HOMES COMPANY, a Tennessee corporation**, for the consideration expressed in said former deed, has bargained and sold and by these presents does hereby transfer and convey unto the Grantee, **REGAL DEVELOPMENT, LLC, a Tennessee limited liability company,** its 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 (the entire, correct, legal description is being repeated herein for clarification):

Land in Davidson County, Tennessee, being Unit A, 6218 Morrow Road Townhomes, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20160822-0087592, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same premises conveyed to Regal Homes, Co., a Tennessee corporation by Quitclaim Deed from Steven Reigle, recorded on the 6th day of April 2016 in Instrument No. 20160406-0032844, in the Register's Office of Davidson County, Tennessee.

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 Instrument No. 20160908-0094631, 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.

GRANTEE hereby joins in this instrument to acknowledge and accept the corrected legal description within this conveyance.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 6th day of January, 2017.

REGAL HOMES COMPANY, Grantor

By: Steve Reigle
Its: Vice President

REGAL DEVELOPMENT, LLC, Grantee

By: Steve Reigle
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Steve Reigle, 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 Vice President of Regal Homes Company, a Tennessee corporation, the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 2017.

Leslie Garside
NOTARY PUBLIC

My Commission Expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Steve Reigle, 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 Member of Regal Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 2017.

Leslie Garside
NOTARY PUBLIC

My Commission Expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY