BILL GARRETT, Davidson County
Trans:T20170015721 DEEDWARR
Recvd: 02/22/17 13:08 4 pgs
Fees:22.00 Taxes:0.00
20170222-0017875

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:
Catherine A. Cimperman &
John D. Cimperman
2022 A Greenwood Circle
Nashville, TN 37206

Map and Parcel
083030Y00100CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Janderson
Affiant

Subscribed and sworn to before me this 22 day of February, 2017.

Notary Public

My commission expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Hybrid Phoenix Holdings, LLC and Jean Lafitte Designs, LLC** to **Catherine A. Cimperman and John D. Cimperman, wife and husband**, has previously been executed and put of record in **Instrument No. 20170103-0000444**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description, physical address and Map & Parcel Number.

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 **Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company, and Jean Lafitte Designs, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Catherine A. Cimperman and John D. Cimperman, wife and husband**, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 083030Y00100CO, described as follows to-wit:

> Land in Davidson County, Tennessee, being Unit 2022A, as established by Declaration of Covenants, Conditions and Restrictions for 2022 Greenwood Circle Townhomes of record as Instrument No. 20151009-0103252 and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to FMBC Investments, LLC, a limited liability company by Warranty deed from Shantell Pillow, unmarried of record in Instrument No. 20121127-0108899 Register's Office for Davidson County, Tennessee, dated November 27, 2012 and recorded on November 27, 2012.

Being a portion of the same property conveyed to Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company by Warranty deed from FMBC Investments, LLC, a limited liability company of record in Instrument No. 20150605-0053198 Register's Office for Davidson County, Tennessee, dated June 04, 2015 and recorded on June 05, 2015.

Being a portion of the same property conveyed to Hybrid Phoenix Holdings, LLC (1/2 undivided interest) and Jean Lafitte Designs, LLC (1/2 undivided interest) by Quitclaim deed from Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20150706-0064637 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 06, 2015.

Further being the same property conveyed to Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company (as to a 1/2 undivided interest), and Jean Lafitte Designs, LLC, a Tennessee limited liability company (as to a 1/2 undivided interest) by Quitclaim Deed from Nash 3 SF, LLC, a Delaware limited liability company, of record in Instrument No. 20170222-0017874, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, a lien due and payable but not delinquent; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151009-0103252, Register's Office for Davidson County, Tennessee; Subject to all matters shown on the Plan of record in Plat Book 3700, Page 6, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 3886, Page 340, in the Register's Office for Davidson County, Tennessee; Charter of record in Instrument Number 20151023-0107959, in the Register's Office for Davidson County, Tennessee; Terms and Conditions of record in Book 3768, Page 506, in the Register's Office for Davidson County, Tennessee; Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **2022 A Greenwood Circle, Nashville, Tennessee 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that the Grantors 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 Grantors to further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 our hands this 13 day of January, 2017.

GRANTORS:

Hybrid Phoenix Holdings, LLC

By: _____
Yancy Lovelace, Authorized Agent

Jean Lafitte Designs, LLC

By: _____
Elizabeth S. Lee,
Chief Manager / Member

By: _____
Michael P. Lee,
Secretary / Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YANCY LOVELACE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the AUTHORIZED AGENT of HYBRID PHOENIX HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13 day of January, 2017.

Katie Vincent
Notary Public
My Commission Expires: 7-6-2020
(SEAL)

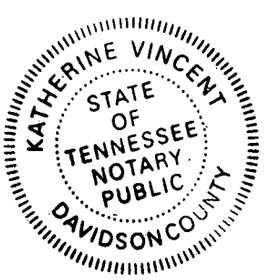


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the CHIEF MANAGER/MEMBER of JEAN LAFITTE DESIGNS, LLC the within named bargainor, a Tennessee limited liability company, and that she as such CHIEF MANAGER/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13 day of January, 2017.

Katie Vincent
Notary Public
My Commission Expires: 7-6-2020
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the SECRETARY/MEMBER of JEAN LAFITTE DESIGNS, LLC the within named bargainor, a Tennessee limited liability company, and that he as such SECRETARY/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13 day of January, 2017.

Katie Vincent
Notary Public
My Commission Expires: 7-6-2020
(SEAL)



GRANTEES:

Catherine A. Cimperman

John D. Cimperman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared CATHERINE A. CIMPERMAN, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of February, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared JOHN D. CIMPERMAN, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of February, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018