BILL GARRETT, Davidson County
Trans:T20170016587 DEEDWARR
Recvd: 02/24/17 16:09 3 pgs
Fees:17.00 Taxes:0.00
20170224-0018939

This Instrument Prepared By:
Adam G. LaFevor, Esq.
513 3rd Avenue South
Nashville, TN 37210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 23 day of February, 2017

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

Notary Public

My Commission Expires: 5/5/20

New Owner is:
Parcel
Swathi Eyyunni and
Alvino Sarran
1808 Primrose Avenue
Nashville, TN 37212

Send Tax Bill to: New Owner

Map and 117 04 0 331.00

• • • • •

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from Magness Group, Inc. to Swathi Eyyunni and Alvino Sarran has previously been executed and recorded as **Instrument No. 20160921-0099738**, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the said Warranty Deed was deficient or contained errors in the NAME OF THE GRANTOR.

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 I, **WILLIAM H. SMALLMAN** hereinafter called the "Grantor", by these presents, transfers, and conveys unto **SWATHI EYYUNNI AND ALVINO SARRAN**, hereinafter referred to as Grantee, their heirs, successors and assigns, any interest that may be imputed to Grantor by virtue of the error in the name of the Grantor described herein, in that certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows to-wit:

Land in Davidson County, Tennessee, being Unit A, as shown on the Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Homes at 1808 Primrose Avenue, of record at Instrument Number 20160830-0090730 in the Register's Office for Davidson County, Tennessee. Said Second Amendment amends prior First Amendment First Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 1808 Primrose Avenue, of record at Instrument Number 20160217-0014998, in the Register's Office for Davidson County, Tennessee, and Declaration of Covenants, Conditions and Restrictions for Homes at 1808 Primrose Avenue, of record as Instrument Number 20160210-0012943, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Tyler Augusty and Michelle Augusty, husband and wife to William H. Smallman, married, as recorded on the 2nd day of December, 2015 as Instrument Number 20151202-0121650

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Preparer erroneously, through a scrivener's error, misstated the owner of the above reference property in that certain Warranty Deed, of record as Instrument No. 20160921-0099738, Register's Office for Davidson County, Tennessee. To the extent that Grantor may be deemed to be lawfully seized and possessed of said Property in fee simple, Grantor hereby forever releases any interest it may be deemed to maintain in the Property.

Witness this 20th day of February, 2017.

William H. Smallman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Smallman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20th day of February, 2017.

Notary Public

My Commission Expires: 5/5/20

