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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road**<br>**Suite 203A**<br>**Nashville, Tennessee 37215**<br><br>J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $0.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 19 day of April, 2017<br><br>Notary Public<br>My Commission Expires: |

BILL GARRETT, Davidson County
Trans:T20170032939 DEEDWARR
Recvd: 04/19/17 12:05 3 pgs
Fees:17.00 Taxes:0.00
20170419-0038318

**DEED OF CORRECTION**

**WARRANTY DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Richard Anderson<br>2712 A Meadow Rose Drive<br>Nashville, TN 37212 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>083080D00200CO |

WHEREAS, a Warranty Deed conveying the within described property from **Burkett Homes, Inc., a Tennessee Corporation to Richard Anderson, an unmarried man**, has previously been executed and put of record in **Instrument No. 20161227-0135285**, 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 **Burkett Homes, Inc., a Tennessee Corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard Anderson, an unmarried man**, hereinafter referred to as Grantee, his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 083080D00200CO, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 2B, on the Horizontal Property Regime with Private Elements for Homes at 2710 Meadow Rose Drive, as established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141215-0114619, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Burkett Homes, Inc. a Tennessee Corporation, by deed of record in Instrument No. 20150514-0044594, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be

amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 083-08-0D-001.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements , Bylaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20141215-0114619, said Register's Office.

This is improved property located at 2712 A Meadow Rose Dr, Nashville, TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 22nd day of March 2017

**GRANTOR:**

**Burkett Homes, Inc.**

**By: Ronald E. Burkett, President**

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ FAYETTE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald E. Burkett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Burkett Homes, Inc., a Tennessee Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires: 10-25-17

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 25, 2017

**GRANTEE:**

Richard Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Richard Anderson, 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 28 day of March, 2017.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018