BILL GARRETT, Davidson County
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Fees:17.00 Taxes:0.00
20170630-0066144

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No.: M17-6446

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00

INSTRUMENT OF CORRECTION OF QUITCLAIM DEED

WHEREAS, by a Quitclaim Deed of record in Instrument No. 20170619-0061139, Register's Office for Davidson County, Tennessee, Landcrest General Partnership, a Tennessee general partnership (the "Grantor") conveyed certain tracts of land in Davidson County, Tennessee, to Blackstone Development, Inc., a Tennessee corporation, (the "Grantee"). The said Quit Claim Deed was executed by the Grantor and delivered to the Grantee on June 16, 2017, and then recorded on June 19, 2017 in Instrument No. 20170619-0061139, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake, said Quitclaim Deed contained an error in that the wrong legal description was referenced in the deed. Anderson, Delk, Epps & Associates, Inc. (the "Surveyor") provided new legal descriptions for Phases 3 and 4 of Delvin Downs Subdivision and those description should've been used to convey the property to the Grantor.

WHEREAS, Grantee has requested that the Grantor correct said error, and the Grantor have agreed to do so.

NOW, THEREFORE, for the purpose of correcting said error, and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Landcrest General Partnership, a Tennessee general partnership, (hereinafter called the "Grantor"), has bargained and sold, and by these presents does hereby transfer and quitclaim to Blackstone Development, Inc., a Tennessee corporation, (hereinafter called the "Grantee"), its successors and assigns, all of Grantor's right title and interest in and to those certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, towit:

DELVIN DOWNS PHASE 3

Being a 3.333 more or less acre tract of land lying in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Landcrest General Partnership, as evidenced by deed of record in Instrument No. 20170111-0003266, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. #1660, dated October 19, 2016, as follows:

Beginning at an iron pin set on the westerly margin of Brockman Lane (50' right-of-way), said point being the most northeasterly corner of Lot 84 on the plan of Delvin Downs, Phase Two, of record in Instrument No. 20160929-010257, Register's Office Davidson County, Tennessee; Thence with the northerly line of said Lot 84, South 81 Degrees 04 Minutes 30 Seconds West a distance of 110.00 feet to an iron pin (new);

Thence with the common line of the herein described tract and Lot 85 on said plan of Delvin Downs, Phase Two, the following three calls: North 24 Degrees 21 Minutes 33 Seconds West a distance of 51.08 feet to an iron pin (new); Thence North 63 Degrees 40 Minutes 58 Seconds West a distance of 87.18 feet to an iron pin (new); Thence South 55 Degrees 05 Minutes 26 Seconds West a distance of 72.15 feet to an iron pin (new); Thence North 83 Degrees 00 Minutes 55 Seconds West a distance of 79.33 feet to a point in the easterly line of the Ariel M. Elam Property of record in Deed Book 8466, page 586, Register's Office Davidson County, Tennessee; Thence with the easterly line of said Elam Property, North 06 Degrees 59 Minutes 05 Seconds East a distance of 423.05 feet to a point; Thence leaving Elam's easterly line and with a new line, severing said Landcrest Property, the following four calls: South 63 Degrees 36 Minutes 00 Seconds East a distance of 202.25 feet to a point; Thence South 82 Degrees 20 Minutes 43 Seconds East a distance of 99.69 feet to a point; Thence South 37 Degrees 18 Minutes 57 Seconds East a distance of 251.15 feet to a point; Thence South 08 Degrees 55 Minutes 30 Seconds East a distance of 70.80 feet to an iron pin set at the most northeasterly corner of Lot 70 on the afore-said plan of Delvin Downs, Phase Two; Thence with the northerly line of said Lot 70, South 72 Degrees 49 Minutes 57 Seconds West, passing the northwest corner of said Lot 70 at 114.28 feet, a total distance of 164.28 feet to a point on the westerly margin of Brockman Lane; Thence with said margin of Brockman Lane, and with a curve to the right having a radius of 250.00 feet through a central angle of 08 Degrees 14 Minutes 33 Seconds, an arc length of 35.96 feet, a chord bearing and distance of South 13 Degrees 02 Minutes 47 Seconds East, 35.93 feet to the Point of Beginning, containing 145,169 Square Feet or 3.333 Acres, more or less.

DELVIN DOWNS PHASE 4

Being an 8.679 more or less acre tract of land lying in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Landcrest General Partnership, as evidenced by deed of record in Instrument No. 20170111-0003266, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. #1660, dated October 19, 2016, as follows:

Beginning at an iron pin set on the northerly margin of Blackpool Drive (50' right-of-way), said point being the most southeasterly corner of Lot 64 on the plan of Delvin Downs, Phase Two, of record in Instrument No. 20160929-0102578, Register's Office Davidson County, Tennessee; Thence with the easterly line of Delvin Downs, Phase Two, North 08 Degrees 55 Minutes 30 Seconds West a distance of 444.39 feet to an iron pin (new) set at the most northeasterly corner of Lot 70 on said plan of Delvin Downs, Phase Two, Thence with a new line, severing said Landcrest Property, the following four calls: North 08 Degrees 55 Minutes 30 Seconds West a distance of 70.80 feet to a point; Thence North 37 Degrees 18 Minutes 57 Seconds West a distance of 251.15 feet to a point; Thence South 87 Degrees 04 Minutes 37 Seconds East a distance of 297.65 feet to a point; Thence South 83 Degrees 46 Minutes 44 Seconds East a distance of 310.00 feet to a point in the westerly line of Stanford Village Section Three, of record in Instrument No. 20011217-0139079, Register's Office Davidson County, Tennessee; Thence with the westerly line of Stanford Village, Section Three, South 06 Degrees 13 Minutes 16 Seconds West a distance of 1037.16 feet to an iron pin (old); Thence with the northerly line of the Sugar Valley G.P. Property of record in Instrument No. 20021210-0152156, Register's Office Davidson County, Tennessee, and 2nd Addition to Sugar Valley, Phase 3, Section 2, of record in Instrument No. 20140506-0038378, Register's Office Davidson County, Tennessee, North 82 Degrees 47 Minutes 17 Seconds West a distance of 251.11 feet to an iron pin (old); Thence with the easterly line of the afore-said Delvin Downs, Phase 2, North 00 Degrees 50 Minutes 02 Seconds East a distance of 202.83 feet to an iron pin (new); Thence North 15 Degrees 44 Minutes

33 Seconds West a distance of 134.34 feet to a point; Thence with a curve to the left having a radius of 200.00 feet through a central angle of 06 Degrees 35 Minutes 41 Seconds, an arc length of 23.02 feet, a chord bearing and distance of North 71 Degrees 00 Minutes 45 Seconds East, 23.01 feet to the point of beginning, containing378,069 Square Feet or 8.679 Acres, more or less.

Being a portion of the same property conveyed to Landcrest General Partnership by Warranty Deed from Linda Whittaker, a single woman, dated March 17, 2017, recorded March 21, 2017, of record in Instrument No. 20170321-0027474, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Linda Whittaker by Quitclaim Deed from Hilbert Whittaker and Gianni T.L. Whittaker, sole heir of John Whittaker, deceased, dated June 23, 1997, recorded June 27, 1997, of record in Book 10507, page 591, Register's Office for Davidson County, Tennessee. Also see Affidavit of Heirship of record in Instrument No. 20170321-0027475, said Register's Office.

This is unimproved property known as Phases 3 & 4 Delvin Downs, Nashville, TN 37211

Grantor does hereby reaffirm and ratify all limitations, restrictions and encumbrances made and provided in said Quitclaim Deed of record in Instrument No 20170619-0061139, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect legal description, as fully and effectively as if the entire instrument were copied herein verbatim, and said Quitclaim Deed are accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 28th day of June, 2017.

GRANTOR:

Landcrest General Partnership,
a Tennessee general partnership

By: Catherine Hasty
Catherine Hasty, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Catherine Hasty, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the General Partner of Landcrest General Partnership, the within named bargainor, a Tennessee general partnership, and that she as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Landcrest General Partnership, by the said Catherine Hasty as its General Partner.

Witness my hand this 28th day of June, 2017.

Notary Public
My Commission Expires: 7.19.2020

