BILL GARRETT, Davidson County
Trans:T20170058464 DEEDWARR
Recvd: 07/10/17 09:40 2 pgs
Fees:12.00 Taxes:0.00
20170710-0068783

THIS INSTRUMENT PREPARED BY:
Warranty Title Insurance Co.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

NEW OWNER IS:
William Durham Finn
Margaret Conner Finn
1928 Kimbark Dr.
Nashville, TN 37215

SEND TAX BILLS TO:
SAME

Map and Parcel No.: 147K-B-30.01

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ -0-. No recordation tax due pursuant to T.C.A 67-4-409(a)(6)(B).

AFFIANT

Subscribed and sworn to before me this 7th day of July, 2017

My Commission Expires _____

Notary Public

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

DEED OF CORRECTION

WARRANTY DEED

WHEREAS a Warranty Deed conveying the within described property to William Durham Finn and Margaret Conner Finn, containing an incorrect legal description and put of record in Instrument #20170403-0032482, Register's Office for Davidson County, Tennessee

and

WHEREAS the parties execute this Deed of Correction for the purpose of correcting the errors and deficiencies in the above described instrument.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum 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 Volunteer Builders, LLC, hereinafter referred to as Grantor, have bargained and sold, and by these presents transfer and convey unto the said William Durham Finn and Margaret Conner Finn, hereinafter referred to as Grantee, their heirs and assigns, that certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of 30 Colonial Homes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 30 Colonial Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160310-0022897, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 30 Colonial Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 2060310-0022897, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Volunteer Builders, LLC, a Tennessee limited liability company by deed from HTC VII Partners, a Tennessee general partnership and 1928 Kimbark Family Investments, LLC, a Tennessee limited liability company, dated January 15, 2016, of record in Instrument No. 20160125-0006457, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of the said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except as indicated.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of June, ~~20~~, 2017.

Charles Lee Phillips
Volunteer Builders, LLC

ACKNOWLEDGEMENT

STATE OF Tennessee
County OF Sumner

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Lee Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Volunteer Builders, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand this 20th day of June, 2017

My Commission Expires: 3/23/21

Melissa D. Rogers
Notary Public

