Davidson County DEEDWARR
Recvd: 07/11/17 10:09 3 pgs
Fees:17.00 Taxes:0.00
20170711-0069542

Instrument Prepared By:
SolomonParks Title & Escrow, LLC
Keith H. Solomon, Attorney
8119 Isabella Lane, Ste. 104
Brentwood, TN 37027

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matt J. Dulin and Tara L. Dulin	Matt J. Dulin and Tara L. Dulin	115-09-0A-01.000-CO
801 Saussy Ct	516 Ploughmans Bend Dr.	
Nashville, TN 37205	Franklin, TN 37064	

DEED OF CORRECTION

This Deed of Correction is being filed in order to correct the legal description shown on Warranty Deed of record in Instrument Number 20170525-0052174, Register's Office for Davidson County, Tennessee which had the following description:.

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of The Woods of West Meade, "a Planned Unit Development" of record in Plat at Instrument No. 20031027-0157620, 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 the same property conveyed to Southern Venture Group, LLC by Quitclaim deed from Victor F. Ledoux of record in Instrument No. 20070220-0020880 Register's Office for Davidson County, Tennessee, dated February 07, 2007 and recorded on February 20, 2007.

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **Southern Venture Group, LLC,** Grantor, do hereby transfer and convey any and all interests it has unto **Matt J. Dulin and Tara L. Dulin, husband and wife,** Grantees, their successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of The Woods of West Meade, "a Planned Unit Development" of record in Plat at Instrument No. 20031027-0157620, 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 Southern Venture Group, LLC by Quitclaim deed from Victor F. Ledoux of record in Instrument No. 20070220-0020880 Register's Office for Davidson County, Tennessee, dated February 07, 2007 and recorded on February 20, 2007.

This is unimproved property known as **801 Saussy Ct, Nashville, TN 37205**

The Grantees execute this instrument to acknowledge and confirm the correction of the property conveyed.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ____ day of July, 2017.

Southern Venture Group, LLC

Vic Ledoux, Member, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Vic Ledoux, with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **Member and authorized agent** of **Southern Venture Group, LLC** and is authorized by said Limited Liability Company to execute this instrument on its behalf..

Witness my hand, at office, this 11 day of July, 2017.

Notary Public

My Commission Expires: 10/2/17.

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

TRUE COPY CERTIFICATION

I, Jonathan R. Medley, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, Barbara T. Hodge, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 10/2/17

Notary's Seal

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017