THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **File No. 170511762**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 20 day of July, 2017 Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170063232 DEEDWARR
Recvd: 07/24/17 13:54 3 pgs
Fees:17.00 Taxes:0.00
20170724-0074601

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

DEED OF CORRECTION

WARRANTY DEED

Address New Owner: Matthew Buffone 1803 Broadway #322 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0D-322.00 CO

WHEREAS, a Warranty Deed conveying the within described property from **Gregory Flatt and Betty Melissa Flatt, Husband and Wife**, has previously been executed and put of record in **Instrument No. 20170616-0060476**, Register's Office of Davidson County, TN.

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description, by mistakenly including an additional parking stall (should not have conveyed parking stall #247).

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 **Gregory Flatt and Betty Melissa Flatt, Husband and Wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Buffone, unmarried**, 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. 092-16-0D-322.00 CO, described as follows to-wit:

> Land in Davidson County, Tennessee, being Unit No. 322, on the Horizontal Property Regime for The Bristol on Broadway, a Condominium, being a portion of Lots 142 and 143 on the Plan of the Boyd Addition to Nashville, of record in Plat Book 21, page 39, as recorded in the Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Together with parking stalls #109.
>
> Being the same property conveyed to GREGORY FLATT and BETTY MELISSA FLATT,

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husband and wife, by deed from BRISTOL ON BROADWAY, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 200151014-0124417, dated September 30, 2005, said Register's Office. For further reference see deeds of record in Instrument No. 20050525-0061726 and Instrument No. 20060206-0014683, said Register's Office.

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. 092-16-0D-322.00 CO.

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

Matters shown on the Plan of record in Plat Book 21, page 39, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No . 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Register's Office.

This is improved property located at 1803 Broadway #322 Nashville TN 37203

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 8th day of July 2017

GRANTORS:

Gregory Flatt

Betty Melissa Flatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Gregory Flatt and Betty Melissa Flatt, Husband and Wife, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 day of July, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

GRANTEE:

Matthew Buffone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Matthew Buffone, 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 20 day of July, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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