BILL GARRETT, Davidson County
Trans:T20170065282 DEEDWARR
Recvd: 07/31/17 10:17 2 pgs
Fees:12.00 Taxes:0.00
20170731-0077183

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

CORRECTION DEED

Address New Owner	Send Tax Bills To:	Map-Parcel
Andrew C. Floyd 1609A Cahal Avenue Nashville, TN 37206	Same	072140217300

WHEREAS, by Warranty Deed dated February 13, 2015, and of record in Instrument No. 20150225-0016135, in the Register's Office of Davidson County, Tennessee, **MAXWELL HOUSE DEVELOPMENT, LLC, a Tennessee limited liability company,** conveyed certain land to **ANDREW C. FLOYD, umarried,** the Grantee;

WHEREAS, the real property description was improperly described; and

NOW, THEREFORE, for the purpose of correcting the error and for the consideration of TEN ($10.00) DOLLARS, and other good and valuable consideration the receipt of all of which is hereby acknowledged, **MAXWELL HOUSE DEVELOPMENT, LLC, a Tennessee limited liability company** has this day bargained and sold and by these presents does hereby transfer and convey unto **ANDREW C. FLOYD, unmarried,** his successors and assigns, the following described land situated in Davidson County, Tennessee, as follows:

Being Unit A, of 1609 Cahal Avenue Townhomes, as set out in the Declaration of Covenants, Conditions and Restrictions for 1609 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140602-0047170, as amended in Instrument No. 20150507-0041931 and Instrument No. 20160304-0020999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to Maxwell House Development, LLC, a Tennessee limited liability company by Quitclaim Deed from MKK Family LLC, a Tennessee limited liability company, recorded on May 2, 2014 in Instrument Number 20140602-0047169, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to MKK Family, LLC, by Warranty Deed from Ten Talents Properties, LLC, recorded on March 22, 2011 in Instrument Number 20110322-0022385, Register's Office for Davidson County, Tennessee.

This is improved property located at 1609A Cahal Avenue, Nashville, Tennessee 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **CORRECTION ONLY**.

Subscribed and sworn to before me
this 26 day of July, 2017.
My Commission Expires: 1-24-21
(Affix Seal)

Affiant

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WITNESS my hand this the 24 day of July, 2017.

MAXWELL HOUSE DEVELOPMENT, LLC
A Tennessee Limited Liability Company

BY: Mary M. Wester
Mary M. Wester
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary M. Wester, Sole Member of **Maxwell House Development, LLC,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained as Sole Member.

Witness my hand and official seal at Willm, Tennessee, this the 26 day of July, 2017.

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC

My Commission Expires: 1-24-21