This instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, TN 37067
File 2016-1317

Davidson County DEEDWARR
Recvd: 08/03/17 11:50 5 pgs
Fees:27.00 Taxes:0.00
**20170803-0079251**

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 THE 3rd DAY OF July, 2017

Notary Public MY COMM EXPIRES: 5-3-2021

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 3, 2021

Map and Parcel 149-04-0-380.00

New Owner Name & Tax Bills: Milton Ayers, Jr. 901 Townview Place, Nashville, TN 37217

# DEED OF CORRECTION

THIS DEED OF CORRECTION is made as of this the 3rd day of July, 2017 by **Moss Springs, LLC** ("Grantor").

WHEREAS, on September 27, 2016, Grantor conveyed to **Milton Ayers Jr.** ("Grantee"), by **deed of record in Instrument No. 20160928-0102052, Register's Office for Davidson County, Tennessee**, the following described property:

> Being a portion of Lot #33 of Townview Subdivision as recorded in Instrument #20080320-0028273 in the Register's Office of Davidson County, Tennessee and being a portion of the lot conveyed to Moss Springs, LLC. As recorded in Instrument #20150316-0022261 and being more particularly described as follows:
>
> Beginning at a #5 rebar set with a cap stamped "JOHNSON ASSOC TN RLS 1632" (all such points herein after referred to as a capped rebar set) in the East boundary of the 50' right-of-way of Townview Place at the Southwest corner of the herein described tract, said point being located North 52 degrees 00 minutes 54 seconds East, 22.57 feet from an existing manhole, Thence from the POINT OF BEGINNING with Townview Place along a curve to the right having a radius of 100.00 feet, a delta angle of 07 degrees 24 minutes 59 seconds, a chord bearing of North 10 degrees 53 minutes 10 seconds West, and a chord distance of 12.93 feet,

for an arc length of 12.94 feet to a capped rebar set, Thence North 07 degrees 10 minutes 42 seconds West, 50.65 feet to a point of curvature, Thence along a curve to the right having a radius of 30.00 feet, a delta angle of 75 degrees 41 minutes 22 seconds, a chord bearing of North 30 degrees 39 minutes 53 seconds East, and a chord distance of 36.81 feet, for an arc length of 39.63 feet to a capped rebar set at a point of reverse curvature and in the South boundary of the 50' right-of-way of Willowbranch Drive, Thence with Willow Branch Drive along a curve to the left having a radius of 146.53 feet, a delta angle of 10 degrees 56 minutes 39 seconds, a chord bearing of North 63 degrees 02 minutes 23 seconds East, and a chord distance of 27.95 feet, for an arc length of 27.99 feet to a capped rebar set at the Northwest corner of a 10' buffer strip retaind by Townview Subdivision, Thence leaving Willow Branch Drive with the West boundary of the 10' buffer strip South 39 degrees 14 minutes 55 seconds East, 76.01 feet to a capped rebar set at the Northeast corner of Lot #33-B, Thence with Lot #33-B South 59 degrees 44 minutes 28 seconds West, 96.09 feet to the POINT OF BEGINNING. Said tract contains 0.13 acres or 5,621 square feet more or less as surveyed by Kurt M. Johnson, TN RLS #1632, dated September 20, 2016.

Being a portion of the same property conveyed to Townview Homes, LLC, a Tennessee limited liability company by Quitclaim deed from RIBO, LLC a Tennessee limited liability company of record in Instrument No. 20130131-0010041 Register's Office for Davidson County, Tennessee, dated January 29, 2013 and recorded on January 31, 2013.

Being a portion of the same property conveyed to Moss Springs, LLC, a Tennessee limited liability company by Quitclaim deed from Townview Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20150316-0022261 Register's Office for Davidson County, dated December 2, 2014 and recorded on March 16, 2015.

(hereinafter, "the Deed").

WHEREAS, the legal description in the Deed contained an error and is being corrected herein with a newly performed survey.

NOW THEREFORE, in consideration of the sum of ten dollars ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby executes this Deed of Correction to reform the Deed and correct the legal description based upon a newly performed survey, as follows:

To reform the Deed and to correct the legal description in the Deed, Grantor hereby states that the property intended to be conveyed to Grantee by the Deed is described as follows:

Being a tract of land situated in the 29th Council District of Davidson County, Tennessee, being a portion of Lot 33 of the Plan of Town View, as of record in PL-20080320 0028273, and being all of Instrument No DB-20160928 0102052 and a portion of Instrument No QC - 20150316 0022261, generally described as south of Willowbranch Drive, east of and adjacent to Townview Place, west of Deerpath Drive, north of Cedar Springs Drive, and being more particularly described as follows:

Commencing at an existing iron rod with cap (Elliott Survey) in the southerly right of way of Willowbranch Drive (a 50 foot right of way), being the front common corner of Lot 33 and a 10 foot buffer, and having Tennessee State Plane (NAD 83/ TN 4100) Coordinates of Northing 636430.79, Easting 1779685.52;

Thence leaving said right of way and with the southwesterly line of said buffer, **South 39 degrees 13 minutes 37 Seconds East for a distance of 86.69 feet;**

Thence leaving said buffer and crossing said Lot 33 **South 59 degrees 44 minutes 28 seconds West for a distance of 100.13 feet** to the easterly right of way of Townview Place (a 50 foot right of way);

Thence with said right of way **on a curve to the right, having a radius of 100.00 feet, a delta angle of 13 degrees 36 minutes 38 seconds, an arc length of 23.75 feet and being subtended by a chord bearing and distance of North 13 degrees 59 minutes 01 seconds West, 23.70 feet** to a mag nail (Elliott survey), said nail having Tennessee State Plane Coordinates of Northing 636336.17 Easting 1779648.13;

Thence continuing with said right of way **North 07 degrees 10 minutes 42 seconds West for a distance of 50.65 feet** to a mag nail (Elliott Survey);

Thence with the right of way transition from the easterly right of way of said Townview Place and the southerly right of way of said Willowbranch Drive **on a curve to the right, having a radius of 30.00 feet, a delta angle of 75 degrees 41 minutes 23 seconds, an arc length of 39.63 feet and being subtended by a chord bearing and distance of North 30 degrees 40 minutes 00 seconds East 36.81 feet;**

Thence, with the southerly right of way of said Willowbranch Drive **on a curve to the left, having a radius of 146.53 feet, a delta angle of 10 degrees 57 minutes 47 seconds, an arc length of 28.04 feet and being subtended by a chord bearing and distance of North 63 degrees 01 minutes 48 seconds East 27.99 feet** to the point of beginning, containing 6,660 square feet or 0.153 acres, more or less, according to survey performed by Clint T. Elliott, RLS No 2347, 7930 Hwy 70 South, Nashville, TN 37221.

Further, Grantor hereby ratifies and reconfirms the covenants and warranties of title as contained in the Deed as to the legal description of the property as corrected herein.

WITNESS MY/OUR HANDS EFFECTIVE AS OF this the 3rd day of July 2017:

**Moss Springs, LLC**

**By:** _____

**Title:** MOSS SPRINGS LLC

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand, at office, this the 29th day of June 2017.

_____
Notary Public

My Commission Expires:_____

JOEL K. HARGIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

# True Copy Certification

I, Joel K. Hargis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 Davidson

Personally appeared before me, Iva J. Binkley a notary public for this county and state, Joel K. Hargis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-3-2021

Notary' Seal (if on paper)

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021