Bill Garrett Davidson County
Batch# 24471 DEEDWARR
11/09/2017 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171109-0115642

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is: 0.00

Affiant

Subscribed and sworn to before me, this 9 day of Nov 2017.

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Bryan C. Motycka 1715 B Fifth Avenue North Nashville, TN 37208	New owner	P/O 081080 Parcel 45900

DEED OF CORRECTION

KNOW ALL MEN BY THESE PRESENTS, this indenture is entered into between, **D and R Development, Inc.,** hereinafter referred to as Grantor, and **Bryan C. Motycka, an unmarried man,** Grantee, its successors and assigns and personal representatives.

RECITALS

WHEREAS, Grantor heretofore executed in favor of Grantee a certain Warranty Deed recorded on August 24, 2007 in Instrument Number 20070824-0101399, Register's Office for Davidson County, Tennessee ("Original Deed");

WHEREAS, certain questions have been raised concerning the property description contained in said deed;

NOW THEREFORE, the property description contained in said deed is hereby replaced with the following property description, and Grantor does hereby confirm its Warranty Deed and conveyance to Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1715-B of 1715 5th Avenue North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of 1715 5th Avenue Townhomes of record in Instrument No. 20070727-0089506, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.
>
> Being part of the same property conveyed to D&R Development, Inc. by deed from A. Brooks Parker, dated February 2, 2006, of record in Instrument No. 20060301-0023467 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) all matters shown on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105; (2) The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 1715 5th Avenue North Townhomes of record in Instrument Number 20070727-0089506; (3) Subject to all matters shown on the Plan of 1715 5th Avenue North Townhomes of record as Instrument Number Ex. B of 20070727-0089506; (4) Subject to By-Laws of record as Ex. C of Instrument No. 20070727-0089506; (5) Homeowner's Association Charter of record as attachment to Instrument No. 20070727-0089506; (6) Attorney's certificate of record as Ex. F of Instrument No. 20070727-0089506; (7) Maintenance Responsibility of record as Ex. D of Instrument No. 20070727-0089506; (8) Deed of Trust from Bryan Motycka to Atty. Arnold M. Weiss, Trustee for Homecoming Financial, dated August 15, 2007, filed for record on August 24, 2007 in Instrument No. 20070824-0101399, in the principal sum of $282,000.

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.

WITNESS my hand this 9 day of November 2017.

D and R Development, Inc.

By: _____
Keith Dowd

Its: Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Keith Dowd, with whom I am personally acquainted (or proved to me, on the basis of satisfactory evidence), and who acknowledged that he is the Agent of D and R Development, Inc., and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Agent for D and R Development, Inc.

Witness my hand, at office, this 9 day of November 2017.

JONATHAN PRESTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public
My commission expires: 1-24-21

True Copy Certification

I, Jonathan Tristan Jacobs, 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 TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Tristan Jacobs] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON