(2)

Bill Garrett Davidson County
Batch# 41548 DEEDWARR
12/27/2017 12:44:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171227-0131246

THIS INSTRUMENT PREPARED BY:
BRIDGEHOUSE TITLE, LLC
Bryan S. Spicer, Attorney
3242 Cool Springs Blvd., Ste 202
Franklin, TN 37067

ADDRESS NEW OWNER:
Parkside Builders, LLC
400 Overbeck Ln. Ste. 101
Nashville, TN 37204

SEND TAX BILLS TO:
SAME

MAP AND PARCEL:
163-07-A 145.00 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $169,686.00 (Recording tax stamps paid in Warranty Deed of record in Instrument No. 20170327-0029817)

Courtney Mathews
Affiant

NOTARY PUBLIC
COMMISSION EXPIRES: _____

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

Subscribed and sworn to before me on this 20th day of Dec., 2017.

CORRECTION DEED

WHEREAS, by a deed of record in **Instrument No. 20170327-0029817,** Register's Office for Davidson County, Tennessee, **Parkside Builders, LLC, a Tennessee limited liability company ("Grantors")** conveyed a certain tract or parcel of land in Davidson County, Tennessee, to **Jessica C. Coleman, an unmarried person ("Grantees")** and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the Final Plat of Resubdivision of Lots 12-16, 32-36, & 140-144 on the Final Plat Ridgeview UDO, Phase One, as of record in Instrument No. 20160108-0002176, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being a portion of the property conveyed to AF PB2, LLC, a Tennessee limited liability company, by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee corporation, dated June 28, 2013, of record in Instrument No. 20130702-0068072, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Warranty Deed from AF PB2, LLC, a Tennessee limited liability company, dated August 26, 2016, of record in Instrument No. 20160831-0091534, and corrected in Instrument No. 20171227013124S Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantees has requested the Grantors to correct said error, and said Grantors have agreed to do so.

NOW, THEREFORE, the Grantor, **Parkside Builders, LLC, a Tennessee limited liability company,** for the purpose of correcting said error and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantee, **Jessica C. Coleman, an unmarried person,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.145 on the Final Plat of Ridgeview UDO, Phase One, as of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being a portion of the property conveyed to AF PB2, LLC, a Tennessee limited liability company, by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee corporation, dated June 28, 2013, of record in Instrument No. 20130702-0068072, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Warranty Deed from AF PB2, LLC, a Tennessee limited liability company, dated August 26, 2016, of record in Instrument No. 20160831-0091534, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belong to said GRANTEES, their heirs and assigns, in fee simple forever, and GRANTORS do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20170327-0029817, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunder set their signatures on the 20th day of Dec., 2017.

GRANTORS:

Parkside Builders, LLC

By: Bryan D. Spicer
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Parkside Builders, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

Witness my hand in Franklin, Tennessee, this 20th day of Dec., 2017.

Notary Public

My commission expires:

