THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **File No. 15105620 and 171214293** Bill Garrett Davidson County Batch# 43687 **DEEDWARR** 01/03/2018 09:29:10 AM 4 pgs Fees: $22.00 Taxes: $0.00 20180103-0000761	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 29 day of December, 2017 Notary Public My Commission Expires: 8/7/19 RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

DEED OF CORRECTION AND QUITCLAIM DEED

Address New Owner: Kathrine Jones 2961 Primrose Circle Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 117-04-0I-001.00 CO

WHEREAS, a Warranty Deed conveying the within described property from **Ebert Investments, LLC., an Alabama Limited Liability Company**, to **Kathrine Mary Jones, an unmarried woman,** has previously been executed and put of record in **Instrument No. 20151202-0121655**, Register's Office of Davidson County, TN.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

Land in Davidson County, Tennessee being described as follows:

Being Unit B, of the Townhomes at 2959 Primrose Circle, as described in Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140304-0017823, Davidson County Register of Deeds, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ebert Investments, LLC, an Alabama Limited Liability Company, by Warranty Deed from Mark Locher, an unmarried individual, of record in Instrument No. 20140114-0003771, said Register's Office.

WHEREAS, the legal description in said Warranty Deed failed to reference the First Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140820-0075961 AND referenced the incorrect Unit Number.

WHEREAS, the Grantee and Grantor have agreed to correct said errors;

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 **Ebert Investments, LLC., an Alabama Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kathrine Mary**

Jones, an unmarried woman, hereinafter referred to as Grantee, her heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 117-04-0I-001.00 CO, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit "A" , on the Horizontal Property Regime with Private Elements for Townhomes at 2959 Primrose Circle, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140304-0017823 amended by First Amendment of record in Instrument No. 20140820-0075961, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description .

Being the same property conveyed to Ebert Investments, LLC, an Alabama Limited Liability Company, by Warranty Deed from Mark Locher, an unmarried individual, of record in Instrument No. 20140114-0003771, 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. 117-04-0I-001.00 CO.

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

This is improved property located at 2961 Primrose Circle Nashville, TN 37212

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 29 day of December, 2017.

GRANTOR:

Ebert Investments, LLC

Managing Member
BY: Herbert Beville, Jr. Managing Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Herbert Beville, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Ebert Investments, LLC, an Alabama Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28 day of December, 2017.

Janderson
Notary Public

My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

GRANTEE:

Kathrine Mary Jones

Kathrine Mary Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Kathrine Mary Jones, the within named bargainor, 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.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28 day of December, 2017.

Notary Public

My commission expires: _____

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