Bill Garrett Davidson County
Batch# 50107 DEEDWARR
01/22/2018 03:19:29 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180122-0006498

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

Send Tax Bills To:
New Owner

New Owner is:
Erlanger, LLC
185 Hidden Lake Rd.
Hendersonville, TN 37075-5528

Map and Parcel
072-13-0-149.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 22ND day of JANUARY, 2018.

Notary Public

My commission expires: 9-7-2020

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **RMA Properties, LLC, a Tennessee limited liability company**, (Grantor) to **Erlanger, LLC, a Tennessee limited liability company**, (Grantee) has previously been executed and put of record in **Instrument No. 20170914-0094046**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description.

NOW, THEREFORE, for and in the consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **RMA Properties, LLC, a Tennessee limited liability company**, has bargained and sold, and by these presents does transfer and convey unto **Erlanger, LLC, a Tennessee limited liability company**, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, being the Northerly 43 feet of Lot No. 112 on the Plan of Trevecca Subdivision of Renraw, of record in Book 421, Page 72, Register's Office for Davidson County, Tennessee;

Beginning at a point in the west margin of Brasher Avenue, said point being the common front corner of Lot Nos. 112 and 113;

Thence, following said west margin South 23 degrees 51 minutes 40 seconds West, a distance of 43.00 feet to a point;

Thence, North 66 degrees 07 minutes 09 seconds West, a distance of 200.00 feet to a point on the east margin of Metro Alley No. 758;

Thence, following said east margin North 23 degrees 51 minutes 40 seconds East, a distance of 43.00 feet to a point, said point being the common rear corner of said Lots 112 and 113;

Thence, following the south boundary of said Lot 113 South 66 degrees 07 minutes 09 seconds East, a distance of 200.00 feet to the Point of Beginning.

Containing 8,600 square feet or 0.197 acres more or less according to a fieldrun survey performed by Q. Scott Pulliam, TNRLS#2346 on November 01, 2017.

Being the same property conveyed to RMA Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Richard M. Austell, Jr., of record in Instrument No. 20161019-0110398, in the Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 19, 2016.

This conveyance is subject to 1) Taxes for the year 2017 and subsequent; 2) Plan of record in Plat Book 421, Page(s) 72 and 73, Register's Office for Davidson County, Tennessee; and 3) Any and all existing easements and restrictions as shown of record no stated herein.

This is property commonly known as 2405 Brasher 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, its successors and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantor does further covenant and bind himself and his successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 12 day of JAN, 2018.

GRANTOR:

RMA Properties, LLC

By: _____
Richard M. Austell, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard M. Austell, Jr., Sole Member of RMA Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Sole Member of RMA Properties, LLC, and being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of June, 2018.

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

Notary Public

My Commission Expires:

GRANTEE:

Erlanger, LLC

By: _____
James Richardson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Richardson, Member of Erlanger, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Member of Erlanger, LLC, and being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of _____, 2018.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard M. Austell, Jr., Sole Member of RMA Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Sole Member of RMA Properties, LLC, and being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of _____, 2018.

_____
Notary Public

My Commission Expires:

GRANTEE:

Erlanger, LLC

By: _____ 1/19/18
James Richardson, Member

STATE OF NY
COUNTY OF NY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Richardson, Member of Erlanger, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Member of Erlanger, LLC, and being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19 day of January, 2018.

_____
Notary Public

GJON BALAJ
Notary Public - State of New York
NO. 01BA6341838
Qualified in Westchester County
My Commission Expires May 16, 2020

My Commission Expires: