Bill Garrett Davidson County
Batch# 62532 DEEDWARR
02/26/2018 03:19:26 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180226-0018016

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:

New Owner

New Owner is:
Jody Stevens
712 A Groves Park Road
Nashville, TN 37206

Map and Parcel
083070V00100CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Megan Pauley
Affiant

Subscribed and sworn to before me this 15th day of January 2018.

Notary Public

My commission expires: 3-6-18

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Integrity First Ventures, LLC and Urban Development Group, LLC** has previously been executed and put of record in **Instrument No. 20160726-0076770**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description, address and Map & Parcel Number.

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 **Integrity First Ventures, LLC and Urban Development Group, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jody Stevens and Kerstin Stevens, husband and wife**, hereinafter referred to as Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 083070V00100CO, described as follows to-wit:

> Land in Davidson County, Tennessee, being Unit No. 712-A, a Horizontal Property Regime with Private Elements as set out in the Declarations of Covenants, Conditions, and Restrictions as shown of record in Instrument No. 20150629-0062585, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being a portion of the same property conveyed to Integrity First Ventures, LLC, a Tennessee limited liability company, and Urban Development Group, LLC, a Tennessee limited liability company, from Mark J. Sharble, unmarried, by Warranty Deed and

recorded on May 26, 2015 in Instrument No. 20150526-0047844, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150629-0062585, but omitting any covenant, condition or restriction, if any, based on race color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Subject to all matters shown on the Plan of record in Plat Book 1424, Page 45; (4) Easement of record in Instrument Number 20120228-0017172; All being of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. The Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said tract and parcel of land in fee simple, and have a good right to convey same and that same is unencumbered, unless otherwise herein set out. The Grantors do further covenant and bind themselves, and their successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, his their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 13 day of Feb, 2018.

GRANTORS:

Integrity First Ventures, LLC,
a Tennessee limited liability company

By: _____
Trey Cain, Authorized Agent

Urban Development Group, LLC,
a Tennessee limited liability company

By: _____
Trey Cain, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13 day of Feb, 2018, before me personally appeared Trey Cain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Integrity First Ventures, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of Integrity First Ventures, LLC by himself as Authorized Agent.

Witness my hand and official seal, this the 13 day of Feb, 2018.

Notary Public

My Commission Expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13 day of Feb, 2018, before me personally appeared Trey Cain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Urban Development Group, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of Urban Development Group, LLC by himself as Authorized Agent.

Witness my hand and official seal, this the 13 day of Feb, 2018.

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission Expires: 1-24-21

GRANTEES:

Jody Stevens

Kerstin Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of January, 2018, before me personally appeared Jody Stevens the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of January, 2018, before me personally appeared Kerstin Stevens, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

Notary Public

My Commission Expires: