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

New Owner is:
Jeffrey W. Mathews
505B Moore Avenue
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map and Parcel
105070S002.00

Bill Garrett Davidson County
Batch# 79374 DEEDWARR
04/10/2018 01:35:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180410-0033781

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 9th day of February 2018.

Notary Public

My commission expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Red Horse Devco., LLC, a Tennessee Limited Liability Company** to **Jeffrey W. Mathews, Unmarried Man**, has previously been executed and put of record in **Instrument No. 20151019-0106038**, 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 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 **Red Horse Devco., LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey W. Mathews, Unmarried Man**, hereinafter referred to as Grantee, his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 105070S002.00, described as follows to-wit:

> Land in Davidson County, Tennessee, being Unit B, 505 Moore Avenue Townhomes, as shown on the Declaration of Covenants, Conditions, and Restrictions appearing of record in Instrument No. 20141027-0098679. of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Red Horse DevCo, LLC, by Warranty deed from Robert Stokely, unmarried and Grace Zimmerman, unmarried, dated October 29, 2014, appearing of record in Instrument No. 20141104-0101625, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of 505 Moore Avenue Townhomes of record in Instrument No. 20141027-0098679; to all matters shown on the Plan of record in Plat Book 137, Page 91; Charter of 505 Moore Avenue Townhomes Homeowners'

Association, Inc. of record in Instrument No. 20141031-0100902; all of the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **505B Moore Avenue, Nashville, Tennessee 37203**.

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; and Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantors to further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 9th day of FEB, 2018.

GRANTORS:

Red Horse DevCo., LLC

By: _____
Anthony E. Ewing, Managing Member
of Ewing Holdings, LLC

By: _____
Bryan Krabousanos, Managing Member
of The Cumberland Holdings Company, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anthony E. Ewing**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the MANAGING MEMBER of EWING HOLDINGS, LLC, member of RED HORSE DEVCO., LLC, the within named bargainor, a Tennessee limited liability company, and that he as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained on behalf of EWING HOLDINGS, LLC, member of RED HORSE DEVCO., LLC.

Witness my hand and official seal, this the 9th day of FEB, 2018.

Angela D Jones
Notary Public
My Commission Expires: March 06 2018

ANGELA D JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 06, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bryan Krabousanos**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the MANAGING MEMBER of THE CUMBERLAND HOLDINGS COMPANY, LLC, member of RED HORSE DEVCO., LLC, the within named bargainor, a Tennessee limited liability company, and that he as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained on behalf of THE CUMBERLAND HOLDINGS COMPANY, LLC, member of RED HORSE DEVCO., LLC.

Witness my hand and official seal, this the 9th day of FEB, 2018.

Angela D Jones
Notary Public
My Commission Expires: March 06 2018

ANGELA D JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 06, 2018

GRANTEE:

Jeffrey W. Mathews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Jeffrey W. Mathews**, 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 9 day of February, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY