THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

Bill Garrett Davidson County
Batch# 83010 DEEDWARR
04/20/2018 09:23:51 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20180420-0037261

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 15 day of March, 2018

Notary Public
My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

DEED OF CORRECTION

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua G. and Melissa L. Ahler 5314 A Kentucky Ave Nashville, TN 37209	New Owner	091-07-0-375.00

WHEREAS, a Warranty Deed conveying the within described property from **HR Properties of Tennessee, a Tennessee General Partnership**, has previously been executed and put of record in Instrument No. 20140107-0001469, 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 Lot No. 1219, Block No. 185, on Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 & 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot Number 1219 fronts 25 feet on the northerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to from HR Properties of Tennessee, by Quitclaim Deed from HR Properties of Tennessee, of record as Instrument No. 20130611-0059541 Register's Office for Davidson County, Tennessee.

WHEREAS, the legal description in said Warranty Deed conveyed the incorrect Lot number.

WHEREAS, the Grantee and Grantors in said Warranty Deed 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 **HR Properties of Tennessee, a Tennessee General Partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua G. Ahler and wife, Melissa L. Ahler,** hereinafter referred to as Grantees, their heirs, successors and assigns, that certain

tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 091-07-0-375.00, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1217, Block No. 185, on Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 & 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to from HR Properties of Tennessee, by Quitclaim Deed from HR Properties of Tennessee, of record as Instrument No. 20130611-0059541 Register's Office for Davidson County, Tennessee.

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 2018 and subsequent years for Map-Par. 091-07-0-375.00.

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 5314 A Kentucky Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, in fee simple forever, and the said Grantor does hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20180420-0037260, Register's Office for said County.

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, the parties have executed this instrument on this 15th day of March, 2018.

GRANTOR:

HR Properties of Tennessee,
A Tennessee General Partnership

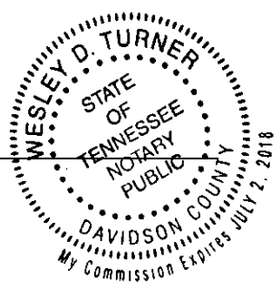
BY: Galen Scott Haley, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Galen Scott Haley as Managing Partner for HR Properties of Tennessee, a Tennessee General Partnership, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 15 day of March, 2018

Notary Public

My commission expires: 

GRANTEES:

Joshua G. Ahler

Melissa L. Ahler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, personally appeared, Joshua G. Ahler and Melissa L. Ahler, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 22nd day of March, 2018

Notary Public

My commission expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY