Bill Garrett Davidson County
Batch# 85956 DEEDQC
04/27/2018 02:41:37 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180427-0040010

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)
From information furnished by the parties without benefit of title examination
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alaina J. Brown and Justin G. Brown 1915-A Warfield Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131022E900.00

QUITCLAIM DEED OF CORRECTION

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and in order to effectuate the transfer of property which was attempted in an instrument of record as Doc. No. 20160616-0061293, Register's Office for Davidson County, Tennessee, the undersigned **Springdale 23 Ventures, a Tennessee general partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **the Homeowners' Association of 1917 A and B Warfield, A Horizontal Property Regime with Private Elements for the exclusive use and benefit of Alaina J. Brown and Justin G. Brown, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the West 30 feet of Lot 18 as shown on the Plan of Colonial Heights of record in Plat Book 1130, page 102, Register's Office for Davidson County, Tennessee.

Said part of Lot 18 fronts 30 feet on the Southwesterly margin of Warfield Drive and runs back between parallel lines 195 feet to a dead line in the rear.

Also shown as "Reserved Parcel" on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1917 A and B Warfield of record in Doc No. 20150513-0043897 and amended in Doc. No. 20160616-0061293 Register's Office for Davidson County, Tennessee. **Exhibit "A" attached hereto and made a part hereof by reference shows the Reserved Parcel as depicted on said Exhibit "B" to the Declaration.**

Being a portion of the same property conveyed by Quitclaim Deed from HTC VII Partners, a Tennessee general partnership to Springdale 23 Ventures, a Tennessee general partnership, as recorded on the 13th day of May 2015 in Inst. No. 20150513-0043895 in the Register's Office for Davidson County, Tennessee.

Grantor herein executed and recorded a document entitled "1st Amendment to Declaration of Covenants, Conditions and Restrictions for 1917 A and B Warfield, a Horizontal Property Regime with Private Elements", which instrument is of record as Instrument No. 20160616-0061293, Register's Office for Davidson County, Tennessee to "incorporate the above-described property into the Limited Common Elements of Unit A for the sole and exclusive use of Unit A". The Mapping Department of Nashville Metro Codes Administration has advised that the Amendment to the Declaration was insufficient to effectuate the transfer. **The purpose of this**

instrument is to complete the transfer of the above-described property to the homeowners association for 1917 A and B, a Horizontal Property Regime with Private Elements as a Limited Common Element of Unit A for the sole and exclusive use of Unit A, as shown on Exhibit "B" attached hereto and made a part hereof by reference.

This is unimproved property known as: "Reserved Parcel" of 1917 A and B Warfield, a Horizontal Property Regime with Private Elements.

WITNESS THE EXECUTION HEREOF on 4/27, 2018.

SPRINGDALE 23 VENTURES, A TENNESSEE GENERAL PARTNERSHIP

By: THE FARMINTON 3 TRUST, A TRUST FORMED UNDER THE LAWS OF THE STATE OF TENNESSEE, MANAGING PARTNER

BY: DELSA CARTER, TRUSTEE

State of Tennessee
County of Davidson

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Delsa Carter, the Trustee of The Farmington 3 Trust, the managing partner of Springdale 23 Ventures, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Farmington 3 Trust, the managing partner of Springdale 23 Ventures, the within named bargainor, a partnership, and that she, as such Trustee of the Farmington 3 Trust, the managing partner of Springdale 23 Ventures, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as the Trustee of The Farmington 3 Trust, the managing partner of Springdale 23 Ventures.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2018.

Notary Public

My Commission Expires: 7/5/21

LORI C. CARSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that ~~the actual consideration~~ for this transfer is: $ -0-

Affiant

Sworn and subscribed before me on April 27, 2018.

Notary Public

My Commission Expires:

TONYA B. CRESHAW STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. MY COMMISSION EXPIRES AUG. 30, 2021

Wdoc: QC Deed QDoc

EXHIBIT A

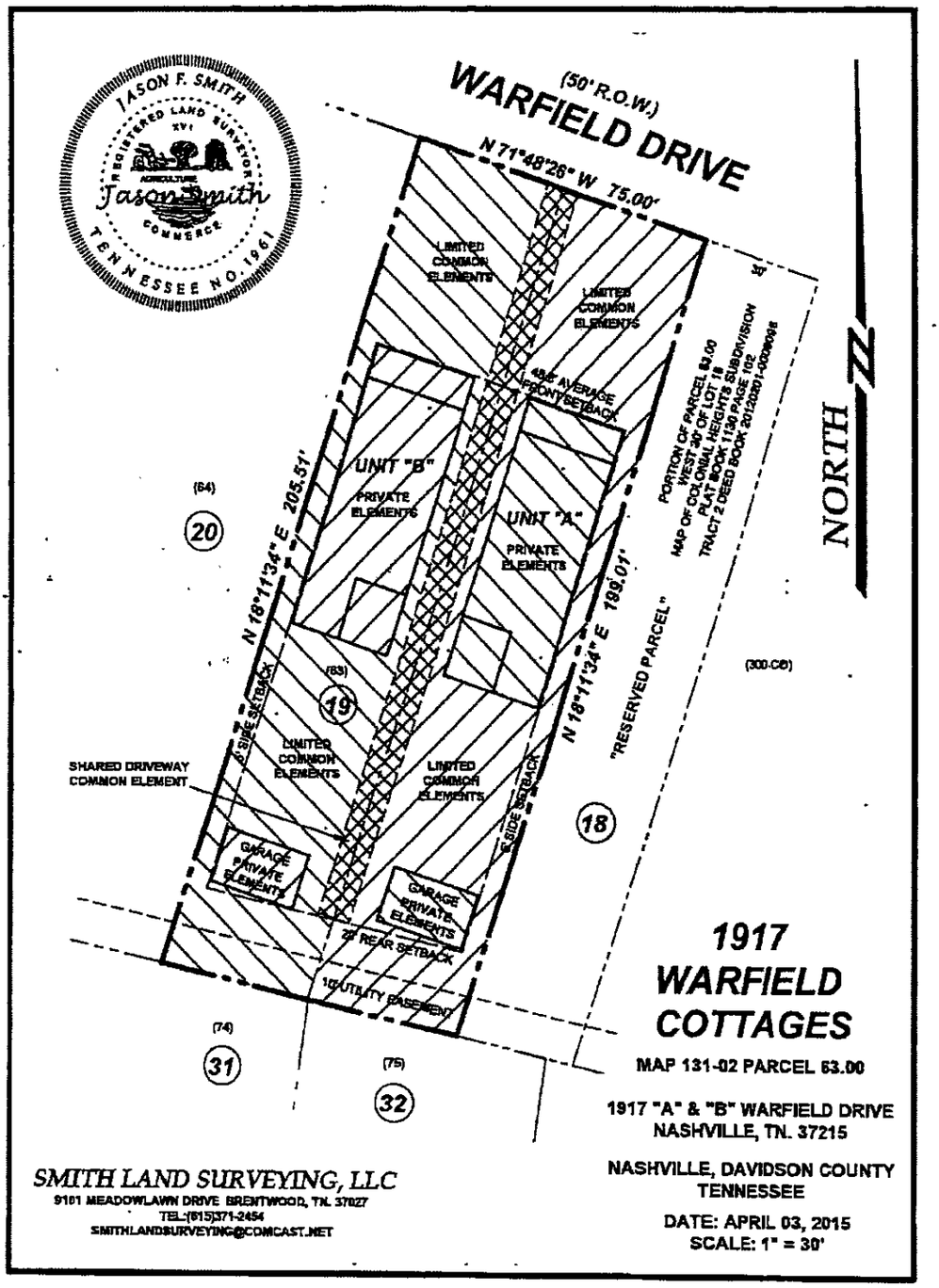
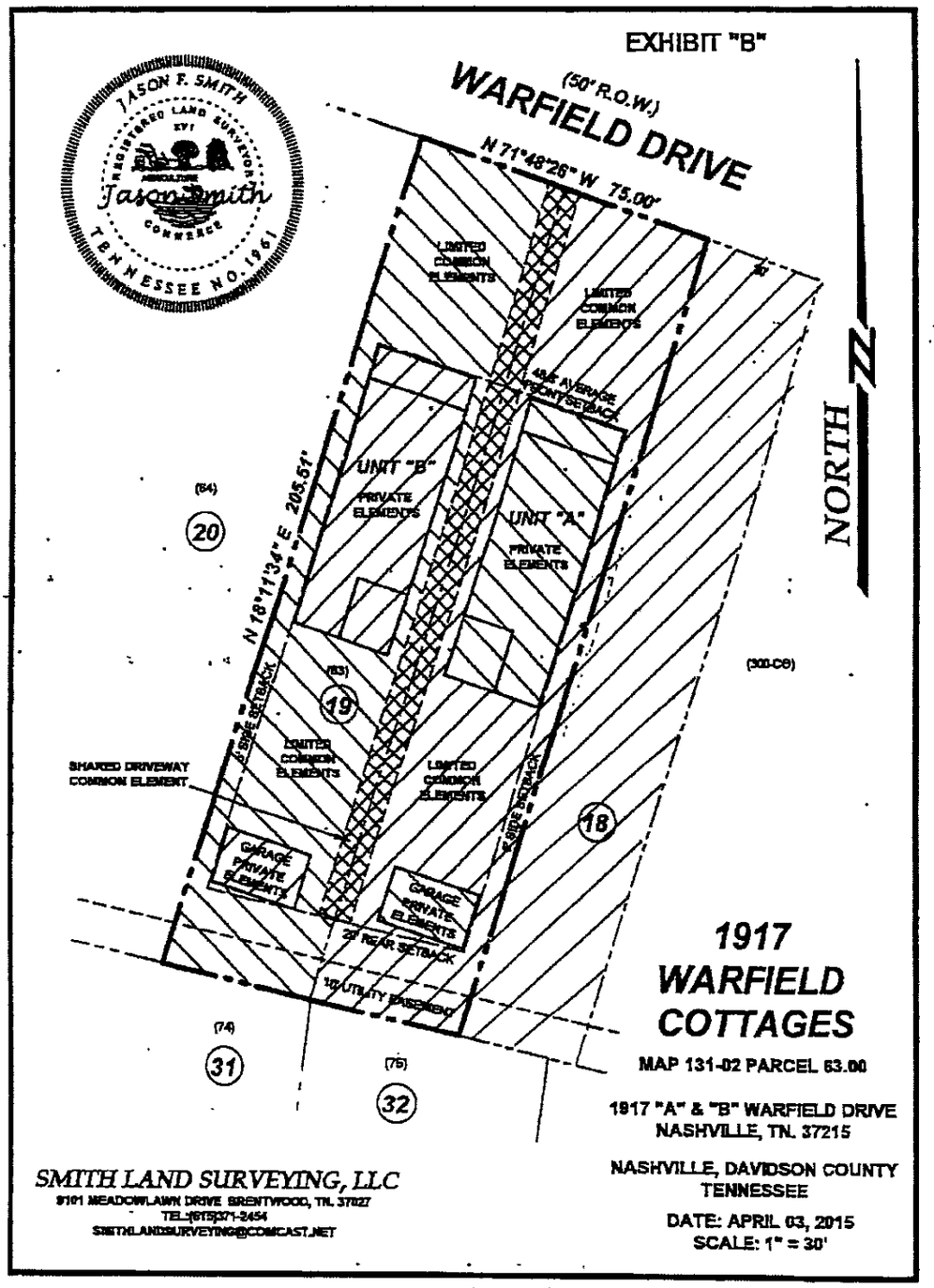

JASON F. SMITH
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1961
WARFIELD DRIVE
(50' R.O.W.)
N 71°48'26" W 75.00'
LIMITED COMMON ELEMENTS
LIMITED COMMON ELEMENTS
48.8' AVERAGE FRONT SETBACK
UNIT "B"
PRIVATE ELEMENTS
UNIT "A"
PRIVATE ELEMENTS
PORTION OF PARCEL 63.00 WEST 30' OF LOT 18 MAP OF COLONIAL HEIGHTS SUBDIVISION PLAT BOOK 1130 PAGE 102 TRACT 2 DEED BOOK 20120801-0086098
NORTH
N 18°11'34" E 205.51'
N 18°11'34" E 199.01'
"RESERVED PARCEL"
(64)
20
(63)
19
18
(300.00)
5' SIDE SETBACK
5' SIDE SETBACK
SHARED DRIVEWAY COMMON ELEMENT
LIMITED COMMON ELEMENTS
LIMITED COMMON ELEMENTS
GARAGE PRIVATE ELEMENTS
GARAGE PRIVATE ELEMENTS
20' REAR SETBACK
10' UTILITY EASEMENT
(74)
31
(75)
32
1917 WARFIELD COTTAGES
MAP 131-02 PARCEL 63.00
1917 "A" & "B" WARFIELD DRIVE
NASHVILLE, TN. 37215
NASHVILLE, DAVIDSON COUNTY
TENNESSEE
DATE: APRIL 03, 2015
SCALE: 1" = 30'
SMITH LAND SURVEYING, LLC
9101 MEADOWLAWN DRIVE BRENTWOOD, TN. 37027
TEL:(615)371-2454
SMITHLANDSURVEYING@COMCAST.NET

EXHIBIT B



LIMITED COMMON ELEMENTS FOR UNIT "B"

LIMITED COMMON ELEMENTS FOR UNIT "A"