This Instrument Was Prepared By and Return to:
Kevin D. Montgomery, Attorney
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
File # TC2017082

BOX 10-A

Bill Garrett Davidson County
Batch# 95626 DEEDWARR
05/22/2018 04:21:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180522-0049172

DEED OF CORRECTION

WHEREAS, by a deed of record in Instrument No. 20170307-0022451, Register's Office for Davidson County, Tennessee, Potter Brothers Construction, LLC, a Tennessee limited liability company ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to David Dylan Potter, unmarried and Roger Neal Potter, married, as Tenants in Common with Right of Survivorship ("Grantees"); and

WHEREAS, said deed contained an error in the description of the real estate intended to be conveyed which was therein described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of West Nashville Heights, as of record in Book 332, Page 127, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed by Warranty Deed from Constance Victoria Johnson aka Constance Victoria McGuire to Potter Brothers Construction LLC, as recorded on the 24th day of June, 2016 in Instrument No. 20160624-0064442; being a portion of Quitclaim Deed from Potter Brothers Construction, LLC, a Tennessee limited liability company to Potter Brothers Construction, LLC, as recorded on the 5th day of October, 2016 in Instrument No. 20161005-0105443; being a portion of Warranty Deed from Sarah Buttrey Greer and husband, Lawrence N. Greer to Nellie L. Johnson, as recorded on the 29th day of October, 1982 in Deed Book 5957, Page 163 and see also Last Will and Testament of Nellie Lee Johnson in Instrument No. 20141205-0111624, in the Register's Office of Davidson County, Tennessee.

WHEREAS, the Grantees have requested the Grantors to correct said error, and said Grantors have agreed to do so.

NOW, THEREFORE, the Grantor, Potter Brothers Construction, LLC, a Tennessee limited liability company, for the purpose of correcting said error and in consideration of the sum of No/100 ($00.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantees, David Dylan Potter, unmarried and Roger Neal Potter, married, as Tenants in Common with Right of Survivorship, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of HOMES AT 6005 O'BRIEN, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 6005 O'BRIEN, a Horizontal Property Regime with Private Elements, of record as Instrument No.20170126-0008700, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 6005 O'BRIEN, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170126-0008700, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed by Warranty Deed from Constance Victoria Johnson aka Constance Victoria McGuire to Potter Brothers Construction LLC, as recorded on the 24th day of June, 2016 in Instrument No. 20160624-0064442; being a portion of Quitclaim Deed from Potter Brothers Construction, LLC, a Tennessee limited liability company to Potter Brothers Construction, LLC, as recorded on the 5th day of October, 2016 in Instrument No. 20161005-0105443; being a portion of Warranty Deed from Sarah Buttrey Greer and husband, Lawrence N. Greer to Nellie L. Johnson, as recorded on the 29th day of October, 1982 in Deed Book 5957, Page 163 and see also Last Will and Testament of Nellie Lee Johnson in Instrument No. 20141205-0111624, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, in fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20170307-0022451, Register Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set his signature on this 22nd day of May, 2018.

Potter Brothers Construction, LLC

BY: _____

Robert E. Potter, Jr., Managing Member

BY: _____

Roger N. Potter, Managing Member

CECILIA KENDALL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert E. Potter, Jr. and Roger N. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of Potter Brothers Construction, LLC the within named bargainor, a limited liability company and that they as Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of May, 2018.

Cecilia Kendall
Notary Public

My Commission Expires: 4/9/19