THIS INSTRUMENT WAS PREPARED BY & Return To:
Warranty Title Insurance Company, Inc.
120 Anderson Lane
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 116983 DEEDWARR
07/17/2018 10:53:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180717-0069375

NEW OWNER IS:
American Dream Developers, Inc.
4201 Barnes Cove Dr.
Antioch, TN 37013-4473

SEND TAX BILLS TO:
New Owner

Map and Parcel No.148-00-0-044.00

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ -0-. No recordation tax due pursuant to T.C.A 67-4-409(a)(6)(B).

AFFIANT

SUBSCRIBED AND SWORN BEVFORE ME, THIS 16TH DAY OF JULY, 2018

NOTARY PUBLIC

MELISSA D. ROGERS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property to American Dream Developers, Inc. and Allstate Auto Sales and Services, has previously been executed and put of record in Instrument No. 20160719-0073990 , Register's Office for Davidson County, Tennessee

and

WHEREAS, the said Warranty Deed was deficient or contained errors in reference to the Grantee and

WHEREAS the parties execute this Deed of Correction for the purpose of correcting the errors and deficiencies in the above described instrument.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum 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 I, John Phillip Sturdivant and wife, Connie Gail Sturdivant, "Grantor", hereinafter referred to as Grantor, have bargained and sold, and by these presents transfer and convey unto the said American Dream Developers, Inc., and Drau Kokoye d/b/a Allstate Auto Sales and Services, "Grantee", hereinafter referred to as Grantee, their heirs and assigns, that certain tracts or parcels of land in Robertson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey made by James L. Murphy, Jr. and Company, Surveyors, dated March 27, 1961, formerly a portion of the Dr. George Charlton Property, and being more particularly described as follows, to-wit:

BEGINNING at a point in the Southwesterly margin of Antioch Pike; thence Southeasterly along the margin of Antioch Pike, a distance of 200 feet to an iron pin; thence South 49° 30' West, a distance of 219.32 feet to a point in the center of Mill Creek; thence along the center of Mill Creek South 87° 34' West, a distance of 324.37 feet to a point; thence North 49° 30' East, a distance of 473.25 feet to the point of beginning, said tract of land containing 1.59 acres, more or less.

Said tract of land is bounded generally on the North by Antioch Pike, on the East by the lands of Jasper E. Hutcheson and wife, Etta D. Hutcheson, of record in Book 3217, page 427, said Register's Office (shown in Book 8274, page 731, Exhibit "A" survey as the 1.10 acre tract); on the South by Mill Creek and on the West by the lands of Nicholson and/or heirs, devisees, remaindermen (Angie W. Sullivan, as indicated by tax roll)

BEING the same property conveyed to John Phillip Sturdivan and wife Connie Gail Sturdivant by Quitclaim Deed from John R. Sturdivant, dated 5/8/03 and recorded 5/19/03 in Instrument Number 20030519-0067767; and the same property previously conveyed to John R. Sturdivant and wife, Marilyn T. Sturdivant by Warranty Deed from Jesse J. Clark and wife, Laudine G. Clark, dated 1/8/91 and recorded 1/14/91 in Book 8274, Page 731, Register's Office for Davidson County, Tennessee. The said Marilyn T. Sturdivant is reportrf to have died on or about December 8, 2002.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of the said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except as indicated.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of July, 2018.

John Phillip Sturdivant

Connie Gail Sturdivant

ACKNOWLEDGMENT

State of Tennessee)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Phillip Sturdivant and Connie Gail Sturdivant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2018.

My Commission Expires: _____

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

Notary Public