Karen Y Johnson Davidson County
Batch# 140475 DEEDWARRSP
09/13/2018 10:47:37 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20180913-0090837

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$0.00**

Affiant

Subscribed and sworn to before me, this 10th day of **August, 2018.**

Notary Public
My commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
1517 HUNT CLUB BLVD
GALLATIN, TN 37066

DEED OF CORRECTION
(To Correct Instrument No. 20160328-0028234, R.O.D.C.)

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Terry E Wilkes **Fred Hix** **Chad M Ray**	**New Owner**	**03300004200** **03300029100** **03300029700**
2405 Dickerson Road		
Nashville, TN 37207		

WHEREAS, by certain Special Warranty Deed filed on March 28, 2016 in Instrument No. 20160328-0028234, of the Register's Office of Davidson County, Tennessee, **IBP 1, LLC** (herein referred to as "Grantor"), conveyed those certain parcels of real estate located in the 10th Council District of Davidson County, Tennessee to **Terry E Wilkes and Fred Hix and Chad M Ray** (herein referred to as "Grantee");

WHEREAS, said deed did not correctly state the legal description, Grantor Name, and Execution Date;

WHEREAS, it is now the desire of the Grantor to correct the legal description, Grantor Name, and Execution Date;

NOW IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **IBP 1, LLC and Donovan Grant and wife, Edna Grant**, Grantor, has bargained and sold and does hereby transfer and convey unto **Terry E Wilkes and Fred Hix and Chad M Ray**, Grantee, their heirs and/or assigns, forever, that certain parcel of real estate located and situated in the 10th Council District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

TRACT 1: MAP AND PARCEL 03300004200

BEING A CERTAIN TRACT OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID TRACT IS SHOWN AS PARCEL 42 ON THE DAVIDSON COUNTY PROPERTY MAP NUMBER 33. SAID PARCEL IS BOUNDED ON THE SOUTHEAST BY DICKERSON PIKE, THE NORTHEAST BY DRY CREEK ROAD AND THE WEST BY ROBERT CARTWRIGHT DRIVE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

THE FOLLOWING DESCRIPTION WAS PREPARED USING RECORD PLATS AND PREVIOUS SURVEYS. NO SURVEY WAS PERFORMED AT THE TIME THIS DESCRIPTION WAS PREPARED.

BEGINNING AT A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DRY CREEK ROAD AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, PHASE ONE, R.O.W. DEDICATION FOR DRY CREEK ROAD", OF RECORD AS INSTRUMENT NUMBER 20040421-0045029, R.O.D.C.T.(REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID DRY CREEK ROAD WITH SAID DICKERSON PIKE, FOR THE NEXT SIX CALLS:

1. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 04 DEGREES 42 MINUTES 11 SECONDS, A RADIUS OF 2956.35 FEET, AN ARC LENGTH OF 242.67 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES 47 MINUTES 37 SECONDS WEST, 242.61 FEET;
2. NORTH 44 DEGREES 48 MINUTES 07 SECONDS WEST, 40.13 FEET;
3. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 09 DEGREES 31 MINUTES 35 SECONDS, A RADIUS OF 2916.35 FEET, AN ARC LENGTH OF 484.89 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 49 DEGREES 54 MINUTES 57 SECONDS WEST, 484.33 FEET;
4. SOUTH 35 DEGREES 24 MINUTES 10 SECONDS EAST, 40.04 FEET;
5. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 03 DEGREES 36 MINUTES 16 SECONDS, A RADIUS OF 2956.35 FEET, AN ARC LENGTH OF 185.99 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 56 DEGREES 27 MINUTES 16 SECONDS WEST, 185.96 FEET;
6. SOUTH 58 DEGREES 17 MINUTES 30 SECONDS WEST, 330.42 FEET TO A POINT AT THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROBERT CARTWRIGHT DRIVE AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, PHASE TWO, SECTION A, R.O.W. DEDICATION FOR DRY CREEK ROAD & ROBERT CARTWRIGHT DRIVE", OF RECORD AS INSTRUMENT NUMBER 20071012-0121427, R.O.D.C.T.;

THENCE, LEAVING SAID DICKERSON PIKE WITH SAID ROBERT CARTWRIGHT DRIVE, FOR THE NEXT THREE CALLS:

1. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 89 DEGREES 40 MINUTES 37 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.13 FEET, A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 52 MINUTES 12 SECONDS WEST, 35.26 FEET;
2. NORTH 32 DEGREES 01 MINUTES 53 SECONDS WEST, 92.95 FEET;
3. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 12 DEGREES 08 MINUTES 45 SECONDS, A RADIUS OF 1268.00 FEET, AN ARC LENGTH OF 268.79 FEET, A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 57 MINUTES 31 SECONDS WEST, 268.29 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF PARCEL 297;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH PARCEL 297, SOUTH 72 DEGREES 57 MINUTES 15 SECONDS EAST, 101.58 FEET;

THENCE, CONTINUING WITH SAID PARCEL 297, NORTH 11 DEGREES 21 MINUTES 06 SECONDS EAST, 923.39 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DRY CREEK ROAD;

THENCE, WITH SAID DRY CREEK ROAD, FOR THE NEXT EIGHT CALLS:

1. NORTH 72 DEGREES 05 MINUTES 53 SECONDS EAST, 357.36 FEET;
2. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 74 DEGREES 11 MINUTES 47 SECONDS, A RADIUS OF 241.00 FEET, AN ARC LENGTH OF 312.09 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 48 MINUTES 14 SECONDS EAST, 290.73 FEET;
3. SOUTH 33 DEGREES 42 MINUTES 20 SECONDS EAST, 97.41 FEET;
4. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 10 DEGREES 47 MINUTES 32 SECONDS, A RADIUS OF 390.00 FEET, AN ARC LENGTH OF 73.46 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 18 MINUTES 34 SECONDS EAST, 73.35 FEET;
5. SOUTH 22 DEGREES 54 MINUTES 48 SECONDS EAST, 71.97 FEET;
6. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 28 DEGREES 53 MINUTES 23 SECONDS, A RADIUS OF 447.00 FEET, AN ARC LENGTH OF 225.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 21 MINUTES 30 SECONDS EAST, 223.01 FEET;
7. SOUTH 51 DEGREES 48 MINUTES 11 SECONDS EAST, 36.10 FEET;
8. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 92 DEGREES 14 MINUTES 43 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 40.25 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 40 MINUTES 50 SECONDS EAST, 36.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 855,675 SQUARE FEET OR 19.64 ACRES, MORE OR LESS.

TRACT 2: MAP AND PARCEL 03300029100

BEING A CERTAIN TRACT OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID TRACT IS SHOWN AS PARCEL 291 ON THE DAVIDSON COUNTY PROPERTY MAP NUMBER 33. SAID PARCEL IS BOUNDED ON THE SOUTHEAST BY DICKERSON PIKE AND THE SOUTHWEST BY DRY CREEK ROAD, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

THE FOLLOWING DESCRIPTION WAS PREPARED USING RECORD PLATS AND PREVIOUS SURVEYS. NO SURVEY WAS PERFORMED AT THE TIME THIS DESCRIPTION WAS PREPARED.

BEGINNING AT A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DRY CREEK ROAD AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, PHASE ONE, R.O.W. DEDICATION FOR DRY CREEK ROAD", OF RECORD AS INSTRUMENT NUMBER 20040421-0045029, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID DICKERSON PIKE WITH SAID DRY CREEK ROAD, FOR THE NEXT FIVE CALLS:

1. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 90 DEGREES 41 MINUTES 24 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.57 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 82 DEGREES 51 MINUTES 06 SECONDS WEST, 35.57 FEET;
2. NORTH 51 DEGREES 48 MINUTES 11 SECONDS WEST, 26.14 FEET;
3. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 22 DEGREES 40 MINUTES 00 SECONDS, A RADIUS OF 347.00 FEET, AN ARC LENGTH OF 137.28 FEET, A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 28 MINUTES 12 SECONDS WEST, 136.38 FEET;
4. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 04 DEGREES 34 MINUTES 09 SECONDS, A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 79.75 FEET, A CHORD BEARING AND DISTANCE OF NORTH 31 DEGREES 25 MINUTES 16 SECONDS WEST, 79.72 FEET;
5. NORTH 33 DEGREES 42 MINUTES 20 SECONDS WEST, 109.65 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF AN OPEN SPACE AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, SECTION 2", OF RECORD AS INSTRUMENT NUMBER 20040421-0045040, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID OPEN SPACE, NORTH 56 DEGREES 17 MINUTES 40 SECONDS EAST, 346.08 FEET TO A POINT IN THE CENTERLINE OF HIGHLAND HEIGHTS DRIVE AS SHOWN ON THE PLAT ENTITLED, "SOLITUDE ACRES, PART TWO, SECTION ONE", OF RECORD IN PLAT BOOK 4175, PAGE 8, R.O.D.C.T. AND ADANDONED BY ORDINANCE NUMBER 03-629.

THENCE, WITH SAID CENTERLINE, WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 00 DEGREES 50 MINUTES 59 SECONDS, A RADIUS OF 1076.07 FEET, AN ARC LENGTH OF 15.96 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 25 MINUTES 53 SECONDS EAST, 15.96 FEET;

THENCE, CONTINUING WITH SAID CENTERLINE, SOUTH 60 DEGREES 50 MINUTES 43 SECONDS EAST, 206.74 FEET TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE;

THENCE, WITH SAID RIGHT-OF-WAY, WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 08 DEGREES 21 MINUTES 00 SECONDS, A RADIUS OF 2944.35 FEET, AN ARC LENGTH OF 429.10 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 19 MINUTES 54 SECONDS WEST, 428.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 121,948 SQUARE FEET OR 2.80 ACRES, MORE OR LESS.

TRACT 3: MAP AND PARCEL 03300029700

BEING A CERTAIN TRACT OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID TRACT IS SHOWN AS PARCEL 297 ON THE DAVIDSON COUNTY PROPERTY MAP NUMBER 33. SAID PARCEL IS BOUNDED ON THE WEST BY ROBERT CARTWRIGHT DRIVE AND ON THE NORTH BY DRY CREEK

THE FOLLOWING DESCRIPTION WAS PREPARED USING RECORD PLATS AND PREVIOUS SURVEYS. NO SURVEY WAS PERFORMED AT THE TIME THIS DESCRIPTION WAS PREPARED.

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DRY CREEK ROAD AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, PHASE ONE, R.O.W. DEDICATION FOR DRY CREEK ROAD", OF RECORD AS INSTRUMENT NUMBER 20040421-0045029, R.O.D.C.T.(REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND THE EASTERLY RIGHT-OF-WAY LINE OF ROBERT CARTWRIGHT DRIVE AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, PHASE TWO, SECTION A, R.O.W. DEDICATION FOR DRY CREEK ROAD & ROBERT CARTWRIGHT DRIVE", OF RECORD AS INSTRUMENT NUMBER 20071012-0121427, R.O.D.C.T., AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID ROBERT CARTWRIGHT DRIVE WITH SAID DRY CREEK ROAD, FOR THE NEXT CALLS:
1. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 01 DEGREES 20 MINUTES 47 SECONDS, A RADIUS OF 1198.72 FEET, AN ARC LENGTH OF 28.17 FEET, A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 06 MINUTES 32 SECONDS EAST, 28.17 FEET;
2. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 02 DEGREES 53 MINUTES 15 SECONDS, A RADIUS OF 1199.00 FEET, AN ARC LENGTH OF 60.42 FEET, A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 59 MINUTES 32 SECONDS EAST, 60.42 FEET;
3. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 07 DEGREES 27 MINUTES 02 SECONDS, A RADIUS OF 1199.00 FEET, AN ARC LENGTH OF 155.91 FEET, A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 49 MINUTES 24 SECONDS EAST, 155.80 FEET;
4. NORTH 72 DEGREES 05 MINUTES 53 SECONDS EAST, 122.32 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF PARCEL 42;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID PARCEL 42, SOUTH 11 DEGREES 21 MINUTES 06 SECONDS WEST, 923.39 FEET;

THENCE, CONTINUING WITH SAID PARCEL 42, NORTH 72 DEGREES 57 MINUTES 15 SECONDS WEST, 101.58 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROBERT CARTWRIGHT DRIVE;

THENCE, WITH SAID RIGHT-OF-WAY FOR THE NEXT THREE CALLS:
1. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 16 DEGREES 20 MINUTES 12 SECONDS, A RADIUS OF 1268.00 FEET, AN ARC LENGTH OF 361.54 FEET, A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 43 MINUTES 02 SECONDS WEST, 360.32 FEET;
2. NORTH 03 DEGREES 32 MINUTES 56 SECONDS WEST, 408.52 FEET;
3. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 87 DEGREES 19 MINUTES 51 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.11 FEET, A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 06 MINUTES 59 SECONDS EAST, 34.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 210,704 SQUARE FEET OR 4.84 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO IBP 1, LLC BY TRUSTEE'S DEED FROM JACK F. STRINGHAM, II, SUBSTITUTE TRUSTEE DATED 05/20/13 AND RECORDED ON 06/28/13 IN INSTRUMENT NO. 20130628-0067022, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO, BEING THE SAME PROPERTY CONVEYED TO TERRY E WILKES AND FRED HIX AND CHAD M RAY BY SPECIAL WARRANTY DEED FROM IBP 1, LLC DATED 02/16/16 AND RECORDED ON 03/28/16 IN INSTRUMENT NO. 20160328-0028234, SAID REGISTER'S OFFICE FOR SAID COUNTY.

Donovan Grant and wife, Edna Grant join in this conveyance to convey any and all interest they may have.

THE PURPOSE OF THIS DEED IS TO CORRECT ERRORS IN THE PREVIOUS DEED OF RECORD.

This is improved (___) unimproved (__X__) property known as **0 Old Dickerson Pike, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for those matters stated above and any applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2016 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

Witness my/our hand(s) this 30th day of **August, 2018.**

IBP 1, LLC

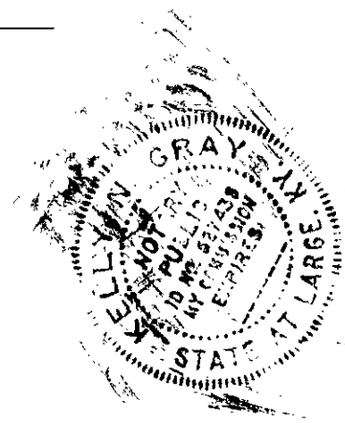
BY: _____
ITS: John Davis
Authorized Officer

STATE OF KENTUCKY
COUNTY OF Jefferson

Before me, the undersigned authority in and for the state and county above, personally appeared, on this 30th day of **August, 2018**, within my jurisdiction, the within named **John Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Authorized Officer** of **IBP 1, LLC**, the within named bargainor, a Limited Liability Company, and as its act and deed in its said representative capacity he executed the above and foregoing instrument, after first having been duly authorized by said a Limited Liability Company to do so.

Witness my hand, at office, this 30th day of **August, 2018.**

_____
Notary Public
My Commission Expires: 2/3/2019



Witness my/our hand(s) this 5 day of ~~August~~ Sept, 2018.

Donovan Grant

Edna Grant

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, **Donovan Grant and wife, Edna Grant,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of ~~August~~ September, 2018.

Notary Public
My Commission Expires:

PAMELA B. MATHENEY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE