Karen Y Johnson Davidson County
Batch# 140475 DEEDWARRSP
09/13/2018 10:47:37 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20180913-0090838

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~~ September, 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. 20160328-0028257, R.O.D.C.)

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donovan Grant **Edna Grant**	**New Owner**	**03300002100**
360 Solitude Circle		
Goodlettsville, TN 37072		

WHEREAS, by certain Special Warranty Deed filed March 28, 2016 in Instrument No. 20160328-0028257, 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 Donovan Grant and wife, Edna Grant** (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 Terry E Wilkes and Fred Hix and Chad M Ray**, Grantor, has bargained and sold and does hereby transfer and convey unto **Donovan Grant and wife, Edna Grant**, 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:

BEING A CERTAIN TRACT OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID TRACT IS SHOWN AS PARCEL 21 ON THE DAVIDSON COUNTY PROPERTY MAP NUMBER 33. SAID PARCEL IS BOUNDED ON THE NOTRTHWEST BY OLD DICKERSON PIKE AND LOCATED AT THE INTERSECTION OF ROBERT CARTWRIGHT DRIVE AND 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 AT THE SOUTHWESTERLY TERMINUS OF THE RIGHT-OF-WAY LINE OF DRY CREEK ROAD AT THE INTERSECTION 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. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AT THE NORTHEASTERLY CORNER OF PHASE TWO AS SHOWN ON THE PLAT ENTITLED, "RETREAT AT DRY CREEK FARMS, PHASE TWO", OF RECORD AS INSTRUMENT NUMBER 20070918-0111822, R.O.D.C.T., AN BEING THE SOUTH AND MOST EASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID PHASE TWO, FOR THE NEXT NINE CALLS:

1. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 25 DEGREES 53 MINUTES 52 SECONDS, A RADIUS OF 1199.00 FEET, AN ARC LENGTH OF 541.95 FEET, A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 35 MINUTES 47 SECONDS WEST, 537.35 FEET;
2. SOUTH 27 DEGREES 39 MINUTES 11 SECONDS WEST, 208.11 FEET;
3. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 18 DEGREES 37 MINUTES 27 SECONDS, A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 55.26 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 20 MINUTES 27 SECONDS WEST, 55.02 FEET;
4. SOUTH 09 DEGREES 01 MINUTES 44 SECONDS WEST, 53.98 FEET;
5. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 48 DEGREES 59 MINUTES 30 SECONDS, A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 239.42 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 31 MINUTES 29 SECONDS WEST, 232.19 FEET;
6. SOUTH 58 DEGREES 01 MINUTES 13 SECONDS WEST, 26.21 FEET;
7. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 72 DEGREES 12 MINUTES 30 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 31.51 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 54 MINUTES 58 SECONDS WEST, 29.46 FEET;
8. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 13 DEGREES 49 MINUTES 59 SECONDS, A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 37.42 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 16 MINUTES 17 SECONDS EAST, 37.33 FEET;
9. SOUTH 00 DEGREES 21 MINUTES 18 SECONDS EAST, 246.30 FEET TO A POINT IN THE NORTHERLY LINE OF EUGENE STUDER AND GERARD STUDER, JR., OF RECORD AS INSTRUMENT NUMBER 200103220027852, R.O.D.C.T.;

THENCE, WITH SAID STUDER, SOUTH 85 DEGREES 02 MINUTES 39 SECONDS WEST, 86.50 FEET TO A POINT AT THE NORTHEAST CORNER OF CRAIG JOHN KOCH AND LOUANNE BAKICH KOCH OF RECORD AS INSTRUMENT NUMBER 200603080027118, R.O.D.C.T.;

THENCE, WITH SAID KOCH, SOUTH 87 DEGREES 33 MINUTES 28 SECONDS WEST, 141.35 FEET;

THENCE, CONTINUING WITH SAID KOCK AND WITH RANDY L. JONES AND WIFE SYLVIA N. JONES OF RECORD AS INSTRUMENT NUMBER 200110250116965, R.O.D.C.T. AND J.D. EATHERLY OF RECORD AS INSTRUMENT NUMBER 200302200022453, R.O.D.C.T., SOUTH 86 DEGREES 55 MINUTES 31 SECONDS WEST, 641.82 FEET;

THENCE, CONTINUING WITH SAID EATHERLY, SOUTH 87 DEGREES 19 MINUTES 12 SECONDS WEST, 951.65 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF OPEN SPACE COMMON AREA AS SHOWN ON THE PLAT ENTITLED, "ECHO HILL ESTATES, SECTION TWO", OF RECORD IN PLAT BOOK 6900, PAGE 791, R.O.D.C.T.;

THENCE, WITH SAID OPEN SPACE COMMON AREA, SOUTH 88 DEGREES 09 MINUTES 37 SECONDS WEST, 204.95 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF NEW BETHEL MISSIONARY BAPTIST CHURCH OF RECORD IN DEED BOOK 8685, PAGE659, R.O.D.C.T.;

THENCE, WITH SAID NEW BETHEL MISSIONARY BAPTIST CHURCH, NORTH 07 DEGREES 16 MINUTES 34 SECONDS WEST, 317.28 FEET TO A POINT IN THE CENTERLINE OF OLD DICKERSON PIKE;

THENCE, WITH THE CENTERLINE OF OLD DICKERSON PIKE FOR THE NEXT ELEVEN CALLS:

1. NORTH 75 DEGREES 17 MINUTES 41 SECONDS EAST, 447.84 FEET;
2. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 07 DEGREES 09 MINUTES 20 SECONDS, A RADIUS OF 1574.58 FEET, AN ARC LENGTH OF 196.64 FEET, A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 43 MINUTES 31 SECONDS EAST, 196.52 FEET;
3. NORTH 68 DEGREES 07 MINUTES 06 SECONDS EAST, 208.42 FEET;
4. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 01 DEGREES 24 MINUTES 52 SECONDS, A RADIUS OF 6101.15 FEET, AN ARC LENGTH OF 150.62 FEET, A CHORD

BEARING AND DISTANCE OF NORTH 68 DEGREES 53 MINUTES 11 SECONDS EAST, 150.61 FEET;
5. NORTH 69 DEGREES 33 MINUTES 25 SECONDS EAST, 375.61 FEET;
6. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 01 DEGREES 19 MINUTES 40 SECONDS, A RADIUS OF 6444.52 FEET, AN ARC LENGTH OF 149.35 FEET, A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 52 MINUTES 42 SECONDS EAST, 149.35 FEET;
7. NORTH 68 DEGREES 13 MINUTES 54 SECONDS EAST, 284.08 FEET;
8. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 08 DEGREES 55 MINUTES 57 SECONDS, A RADIUS OF 870.91 FEET, AN ARC LENGTH OF 135.77 FEET, A CHORD BEARING AND DISTANCE OF NORTH 63 DEGREES 46 MINUTES 12 SECONDS EAST, 135.64 FEET;
9. NORTH 59 DEGREES 17 MINUTES 56 SECONDS EAST, 74.26 FEET;
10. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 32 DEGREES 06 MINUTES 29 SECONDS, A RADIUS OF 322.55 FEET, AN ARC LENGTH OF 180.75 FEET, A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 13 MINUTES 06 SECONDS EAST, 178.40 FEET;
11. NORTH 27 DEGREES 11 MINUTES 21 SECONDS EAST, 36.56 FEET TO A POINT AT THE INTERSECTION OF OLD DICKERSON PIKE AND DRY CREEK ROAD;

THENCE, LEAVING SAID INTERSECTION WITH THE SOUTHERLY LINE OF OPEN SPACE A AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, PHASE THREE", OF RECORD AS INSTRUMENT NUMBER 20070221-0021236, R.O.D.C.T., SOUTH 58 DEGREES 01 MINUTES 19 SECONDS EAST, 284.53 FEET;

THENCE, CONTINUING WITH SAID OPEN SPACE A, WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 24 DEGREES 58 MINUTES 21 SECONDS, A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 479.44 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 30 MINUTES 30 SECONDS EAST, 475.65 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF OPEN SPACE B AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, PHASE 2, SECTION 2", OF RECORD AS INSTRUMENT NUMBER 200508250101280, R.O.D.C.T.;

THENCE, WITH SAID OPEN SPACE B, WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 07 DEGREES 26 MINUTES 06 SECONDS, A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 142.74 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 52 MINUTES 40 SECONDS EAST, 142.64 FEET TO A POINT AT THE NORTHWESTERLT TERMINUS OF THE RIGHT-OF-WAY LINE OF DRY CREEK ROAD; THENCE, WITH SAID TERMINUS, SOUTH 00 DEGREES 52 MINUTES 47 SECONDS EAST, 64.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,434,377 SQUARE FEET OR 32.93 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 DONOVAN GRANT AND WIFE, EDNA GRANT BY SPECIAL WARRANTY DEED FROM IBP 1, LLC DATED 02/11/16 AND RECORDED ON 03/28/16 IN INSTRUMENT NO. 20160328-0028257, SAID REGISTER'S OFFICE FOR SAID COUNTY.

Terry E Wilkes and Fred Hix and Chad M Ray 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

30th Before me, the undersigned authority in and for the state and county above, personally appeared, on this 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.**

KELLY N. GRAY NOTARY PUBLIC ID NO. 527438 MY COMMISSION EXPIRES 2/3/2019 STATE AT LARGE, KY.

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

KELLY N. GRAY NOTARY PUBLIC ID NO. 527438 MY COMMISSION EXPIRES STATE AT LARGE, KY.

Witness my/our hand(s) this 11th day of September, 2018.

Terry E Wilkes

Chad M Ray

Fred Hix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Terry E Wilkes and Fred Hix and Chad M Ray,** 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 11TH day of September, 2018.

Notary Public

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019