Karen Johnson Davidson County
Batch# 218573 DEEDWARR
04/16/2019 02:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190416-0034853

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner:
Andrews Wildwood, LLC
2002 Richard Jones, Rd, Ste C200
Nashville, TN 37215

Map and Parcel
104-13-0-083.00

• • • • • #34698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Suzanne S. Davies
Affiant

Subscribed and sworn to before me this 12th day of April, 2019.

Notary Public

My commission expires: 7/14/2019

ADAM L SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

• • • • •

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from STERLING PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to ANDREWS WILDWOOD, LLC, has previously been executed and put of record in Instrument No. **20170706-0067772** , Register's Office of Davidson County; and

WHEREAS, the said deed was deficient or contained errors in the legal description.

NOW, THEREFORE, for and in the consideration 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, **STERLING PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents transfer and convey unto **ANDREWS WILDWOOD, LLC**, hereinafter referred to as Grantee, his/her/their heirs, successors

and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee being a part of the S. W. Berger Home Place, shown on the Map of Myrtlewood Subdivision, being Bransford Realty Company's Subdivision of part of the S. W. Berger Home Place of record in Book 547, Page 106, Register's Office for said County, sand being Lot No. 3 on the Map of the Subdivision of the West part of said Berger Home Place, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, December 7, 1948, as follows:

Beginning at a point in the Easterly margin of Leonard Avenue, 412.5 feet South of the margin of Whitland Avenue, being the common corner of Lots 2 and 3 as shown on said plan; thence with the line between said lots, Easterly 150 feet to a point; thence Southerly, parallel to the Easterly margin of Leonard Avenue, 60 feet to a point, being the common corner of Lots No. 3 and 4; thence with the line between the same lots, Westerly 150 feet to the Easterly margin of Leonard Avenue; thence with the margin of the same, Northerly 60 feet to the beginning.

Being the same property conveyed to Sterling Property, LLC, a Tennessee limited liability company by Warranty deed from Beverly Nelson, Executrix of the Estate of Jane Sharon Wilson, Patrick Scott Nelson, Executor of the Estate of Jane Sharon Wilson and Jimmy Draper Wilson, individual of record in Instrument No. 20150720-0070661 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 20, 2015.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years.
- Plan of record in Plat Book 547, Page 106, Register's Office for Davidson County, Tennessee.
- Covenant of record in Book 1779, Page 210, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1730, Page 6, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is property commonly known as 210 Leonard Ave, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever.

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

The Grantor does further covenant and bind itself and its successors, heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of April, 2019.

GRANTOR:

Sterling Property, LLC, a Tennessee limited liability company

BY: Suzanne S. Vives
Suzanne S. Vives
Managing Member

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUZANNE S. VIVES, signing for STERLING PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGING MEMBER of STERLING PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of April, 2019.

Notary Public

My Commission Expires: 7/14/2019

ADAM L SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

GRANTEE:

Andrews Wildwood, LLC

BY: Scotty Haynes
ITS: General Counsel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scotty Haynes, signing for ANDREWS WILDWOOD, LLC, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the General Counsel of ANDREWS WILDWOOD, LLC, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of April, 2019.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

