BOX 10-A

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
Premier Escrow LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 277506 DEEDWARR
08/29/2019 09:02:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190829-0087097

DEED OF CORRECTION

ADDRESS OF NEW OWNER:
Build Nashville DBH LLC
6344 Columbia Avenue
Nashville, TN 37201

MAP AND PARCEL NUMBER:
131-02-0-090.00, 131-02-0-091.00
131-02-0-092.00; 131-02-0-093.00
131-02-0-094.00

WHEREAS, on June 6, 2019 a Warranty Deed was recorded in Instrument No. 20190612-0056574, Register's Office for Davidson County, Tennessee, wherein **BRADFORD REALTY PARTNERS, a Tennessee general partnership**, Grantor, conveyed unto **BUILD NASHVILLE DBH, LLC**, Grantee, all of its interest in the following described real property: and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

Land in Davidson County, Tennessee, being Lot(s) 62, 63, 64, 65 and Reserve Parcel "A" as shown on the map entitled Resubdivision of Lots 62, 63, 64 & 65 On the Plan of Colonial Heights, of record in Book 4955, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

AND

Land in Davidson County, Tennessee, being Lot 66, as shown on the map entitled Colonial Heights, of record in Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

The above legal descriptions included **Reserve Parcel "A"**, which the Grantor did not intend to convey, and the Grantee did not intend to receive. The purpose of this Deed of Correction is to correct and delete the inadvertent inclusion of said Reserve Parcel "A" and to convey only the intended real property.

NOW, THEREFORE, the Grantor, **BRADFORD REALTY PARTNERS, a Tennessee general partnership**, 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 Grantee, **BUILD NASHVILLE DBH, LLC**, its successors and assigns, certain tracts of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 62, 63, 64, 65 as shown on the map entitled Resubdivision of Lots 62, 63, 64 & 65 On the Plan of Colonial Heights, of record in Book 4955, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

AND

Land in Davidson County, Tennessee, being Lot 66, as shown on the map entitled Colonial Heights, of record in Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to Bradford Realty Partners, a Tennessee general partnership by Special Warranty Deed from Bradford Furniture Company, Inc., a Tennessee corporation, recorded on the 21st day of December 2012 in Instrument No. 20121221-0118111, in the Register's Office for Davidson County, Tennessee.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this 22 day of August, 2019.

GRANTEE:

BUILD NASHVILLE DBH, LLC

HARRISON FAMILY TREE, Member of Build Nashville DBH, LLC

By: _____
Stephen J. Harrison, Manager of Harrison Family Tree ~~LLC~~

DUNCAN VENTURES LLC, Member of Build Nashville DBH LLC

By: _____
Jamie D. Duncan, Sole Member of Duncan Ventures LLC

CYPRESS CREEK HOMES INC., Member of Build Nashville DBH LLC

By: _____
Shaun M. Burroughs, President of Cypress Creek Homes Inc

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen J. Harrison, Manager of Harrison Family Tree LLC, Member of Build Nashville DBH LLC; Jamie D. Duncan, Sole Member of Duncan Ventures LLC, Member of Build Nashville DBH LLC; and Shaun M. Burroughs, President of Cypress Creek Homes Inc, Member of Build Nashville DBH LLC, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Members of Build Nashville DBH LLC, the within named bargainor, a Limited Liability Company, and that they as said members executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by themselves as said members.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of August, 2019.

_____
Notary Public

My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

The conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This property addresses are known as 4101, 4103, 4107, 4109 & 4111, Nashville, TN 37215.

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this 22 day of August, 2019.

GRANTOR:

BRADFORD REALTY PARTNERS, a Tennessee general partnership

By: BPI BRADFORD REALTY PARTNERS, a Tennessee general partnership, Managing Partner

By: BPI 2121 Abbott Martin Partners, LLC, A Tennessee limited liability company, Managing Partner

By: _____
David Crabtree, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of BPI 2121 Abbott Martin Partners, LLC, a Tennessee limited liability company, as Managing Partner of BPI Bradford Realty Partners, a Tennessee general partnership, the Managing Partner of Bradford Realty Partners, the within named bargainor, a Tennessee general partnership, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Manager.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of August, 2019.

_____
Notary Public

My Commission Expires: 05-03-21

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN