BOX 10-A

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

This Instrument Prepared By:
Kevin D. Montgomery
4301 Hillsboro Rd, Suite 300
Nashville, TN 37215

Send Tax Bills To:
New Owner

New Owner is:
Floyd-O'Connor Properties, LLC
4516 A Granny White Pk.
Nashville, TN 37204

Map and Parcel
103 08 0A 069.00

Karen Johnson Davidson County
Batch# 286660 DEEDWARR
09/17/2019 08:41:18 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190917-0093921

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property to The Floyd-O'Connor Properties, LLC by Quitclaim Deed from John Franklin Floyd, Jr., Trustee of the John Franklin Floyd, Jr. Revocable Trust dated May 19, 2016 has previously been executed and is of record in Instrument No. 20180626-0061209, Register's Office of Davidson County, and

WHEREAS, the said Deed contained error in the name of the Grantee. The Grantee was inadvertently named as The Floyd-O'Connor Properties, LLC and vesting was intended to be Floyd-O'Connor Properties, LLC. This deed of correction is executed to correct said vesting.

NOW, THEREFORE, For in the consideration of Zero and no/100 Dollars ($0.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, John Franklin Floyd, Jr., Trustee of the John Franklin Floyd, Jr. Revocable Trust dated May 19, 2016, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Floyd-O'Connor Properties, LLC, hereinafter referred to as Grantee, its successors and/or assigns, all his right, title and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. D-107 of Westlawn Green, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Westlawn Green, a Condominium of record in Book 5238, Page 863, and By-Laws in Book 5238, Page 872, as amended in Book 5266, Page 22 and Book 6748, Page 423 and Plat recorded in 5200, Pages 20 through 24, inclusive, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed ; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to David A. Floyd, Jr. and John F. Floyd, as Tenants in Common, by Warranty Deed from William W. Davenport and wife, Margaret M. Davenport, of record in Book 9104, Page 510, in the Register's Office of Davidson County, Tennessee, dated October 01, 1993 and recorded on October 05, 1993.

Being the same property conveyed to John F. Floyd, by Quit Claim Deed from David A. Floyd, Jr., of record in Instrument No. 20030818-0119296, in the Register's Office of Davidson County, Tennessee, dated August 15, 2003 and recorded on August 18, 2003.

Being the same property conveyed to John Franklin Floyd, Jr., Trustee under the John Franklin Floyd, Jr. Revocable Trust, dated May 19, 2016, by Quit Claim Deed from John F. Floyd, of record in Instrument No. 20170814-0083235, in the Register's Office of Davidson County, Tennessee, dated August 04, 2017 and recorded on August 14, 2017.

Being the same property conveyed to The Floyd-O'Connor Properties, LLC, by Quit Claim Deed from John Franklin Floyd, Jr., Trustee under the John Franklin Floyd, Jr. Revocable Trust, dated May 19, 2016, of record in Instrument No. 20180626-0061209, in the Register's Office of Davidson County, Tennessee, dated June 18, 2018 and recorded on June 26, 2018.

This conveyance is subject to 2019 real property taxes and all matters of record.

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, its successors and/or 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, assigns and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, its successors and/or assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16 day of September, 2019.

GRANTOR:

John Franklin Floyd, Jr. Revocable Trust dated May 19, 2016

BY: _____
John Franklin Floyd, Jr., Trustee

Grantee:

FLOYD-O'CONNOR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

JOHN FLOYD, JR., TRUSTEE OF THE JOHN FRANKLIN FLOYD, JR. AND CAITLIN FLOYD REVOCABLE TRUST DATED AUGUST 10, 2017, MEMBER OF FLOYD-O'CONNOR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

CAITLIN FLOYD, TRUSTEE OF THE JOHN FRANKLIN FLOYD, JR. AND CAITLIN FLOYD REVOCABLE TRUST DATED AUGUST 10, 2017, FLOYD-O'CONNOR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared John Floyd, Jr. and Caitlin Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as Trustees of The John Franklin Floyd, Jr. and Caitlin Floyd Revocable Trust dated August 10, 2017, LLC, Members of Floyd-O'Connor Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Trustees of The John Franklin Floyd, Jr. and Caitlin Floyd Revocable Trust dated August 10, 2017, LLC, Members of Floyd-O'Connor Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by themselves as Trustees of The John Franklin Floyd, Jr. and Caitlin Floyd Revocable Trust dated August 10, 2017, LLC, Members of Floyd-O'Connor Properties, LLC.

Witness my hand and official seal this 16th day of September, 2019.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, John Franklin Floyd, Jr. with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the John Franklin Floyd, Jr. Revocable Trust dated May 19, 2016, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

WITNESS my hand and official seal this 16th day of September 2019.

Notary Public

My Commission Expires:_____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Nov 5, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 16th day ~~of September, 2019~~.

Notary Public

My commission expires: _____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Nov 5, 2019