THIS INSTRUMENT PREPARED BY:
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ORTALE KELLEY
330 COMMERCE STREET, SUITE 110
NASHVILLE, TN 37201

Karen Johnson Davidson County
Batch# 326350 DEEDWARR
12/06/2019 02:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191206-0126264

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
McGowan Family Limited Partnership	SAME ADDRESS AS NEW OWNER	172-157
6901 Lenox Village Drive, Suite 107		
Nashville, TN 37211		

INSTRUMENT OF CORRECTION TO WARRANTY DEED

WHEREAS, by Warranty Deed (hereinafter "Deed") of record in Instrument No. 20060925-0118499, in the Register's Office for Davidson County, Tennessee, Holt Valley, a Tennessee general partnership (hereinafter "Grantor"), conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership, its successors and assigns (hereinafter "Grantee"), certain property identified as Map 172, Parcel 157, as more particularly described therein; and

WHEREAS, by inadvertence and error, the Deed contained errors in the legal description of the land intended to be conveyed to Grantee by Grantor; and

WHEREAS, the Grantee has requested that Grantor correct said errors and Grantor has agreed to do so.

NOW THEREFORE, the undersigned Grantor, for the purpose of correction said errors in the description and in consideration of the sum of Ten and No/100 Dollars ($10.00) 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, all its right, title and interest unto the said Grantee, its successors and assigns, that certain tract of land described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD, said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify that all covenants, warranties and stipulations made and provided on said Deed of record in Instrument No. 20060925-0118499, Register's Office for

Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed by its duly authorized representative effective this 2nd day of December, 2019.

GRANTOR:

Holt Valley, a Tennessee general partnership:

By: _____

Its: Partner

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, James Carbine, 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 Partner of Holt Valley, a Tennessee general partnership, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on December, 2, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 5·15·2023

SUZANNE A. WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed by its duly authorized representative effective this 2nd day of December, 2019.

GRANTEE:

McGowan Family Limited Partnership, a Tennessee Limited Partnership

By: McGowan Investments, Inc., a Tennessee Corporation, its General Partner

By:_____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., 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 President of McGowan Investments, Inc., which entity is a General Partner of McGowan Family Limited Partnership, a Tennessee Limited Partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner in his capacity as President of McGowan Investments, Inc.

Witness my hand, at office, on December, 2, 2019.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 08, 2023

EXHIBIT "A"

Being a 3.390 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Regent Homes, LLC as evidenced by deed of record at Instrument number 20070323-0035373, Register's Office Davidson County, Tennessee, and being more particularly described according to surveys by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated January 6, 1999, and November 1, 2002, as follows:

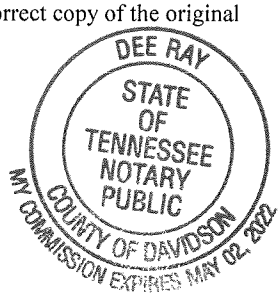
Beginning at an iron pin found on the westerly right-of-way of Nolensville Pike, said point being the most northeasterly corner of the afore-said Regent Homes, LLC Property, and the most southeasterly corner of the Metro Government Property of record at Instrument No. 20020227-25270, Register's Office Davidson County, Tennessee;
Thence with said right-of-way of Nolensville Pike,
South 45 Degrees 14 Minutes 29 Seconds East a distance of 50.06 feet to an iron pin (old);
Thence leaving said right-of-way and with the northerly line of Brookview Forest, Phase Five, of record in Instrument No. 20090309-0021109, Register's Office Davidson County, Tennessee,
South 66 Degrees 24 Minutes 57 Seconds West a distance of 799.62 Feet to an iron pin (new);
Thence with the easterly line of Open Space "A" on the plan of Highland Creek, Section Two, of record at Instrument No. 20030424-0055118, Register's Office Davidson County, Tennessee, North 00 Degrees 52 Minutes 25 Seconds East a distance of 372.22 feet to a point in the southerly line of the afore-said Metro Government Property, South 88 Degrees 49 Minutes 29 Seconds East a distance of 217.82 Feet to an iron pin (old);
Thence continuing South 88 Degrees 29 Minutes 01 Seconds East a distance of 474.01 Feet to the point of beginning, containing 147,658 square feet or 3.390 acres, more or less.

BEING part of the same property conveyed to Holt Valley, LLC by deed from Richard A. Nelson and wife, Christine M. Nelson of record in Book 11294, Page 633; said owner further signed a Quitclaim Deed to Holt Valley, LLC, of record in Book 11294, Page 658, Register's Office for Davidson County, Tennessee.

The said Holt Valley, LLC, a Tennessee limited liability company, merged with Holt Valley, a Tennessee general partnership, leaving Holt Valley, a Tennessee general partnership as the surviving entity, as recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20010215-0014437.

I, the undersigned, 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.

Bobbie Cooper



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Bobbie Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public