****CORRECTED WARRANTY DEED. THIS DEED IS BEING RECORDED TO CORRECT THE UNIT NUMBER IN THE DEED OF RECORD AT INSTRUMENT NO. 20191120-0119775 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN. Transfer Tax was paid at aforementioned instrument Number.****

WARRANTY DEED

Karen Johnson Davidson County
Batch# 413288 **DEEDWARR**
06/10/2020 01:36:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200610-0059540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $949,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF JUNE., 2020.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Spoolstra	Owner at property address	
(NAME)	(NAME)	071140J00200CO
17D Fern Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RHOW Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Stephanie Spoolstra,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit D, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages of Fern Avenue II, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170111-0003413 and amended and Restated in Instrument No. 20190314-0023293 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Reginald Howard by Quitclaim Deed of record in Instrument No. 20161006-0105744, Register's Office for Davidson County, Tennessee, dated October 05, 2016 and recorded on October 06, 2016.

Being a portion of the same property previously conveyed to Reginald Howard by Warranty Deed from Willie Mae Peete of record in Instrument No. 20070301-0025241, Register's Office for Davidson County, Tennessee, dated February 26, 2007 and recorded on March 01, 2007 and Scrivener's Affidavit recorded April 19, 2007 in Instrument No. 20070419-0046575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 17D Fern Ave Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of June, 2020.

RHOW Properties, LLC

By: Reginald B. Howard, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Reginald B. Howard**, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the President of RHOW Properties, LLC, the within, named bargainor, a Tennessee Limited Liability Company, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of RHOW Properties, LLC, by himself as President.

WITNESS my hand and official seal at office this 3rd day of June, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON