THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 26 day of June, 2020

Notary Public
My Commission Expires: 1-2-24

JAMES A. WAECHTER DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 428125 DEEDWARR
06/29/2020 01:14:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200629-0070173

DEED OF CORRECTION

WARRANTY DEED

Address New Owner: Simon J. Bexon and Patricia Marie Bexon 1014B 13th Ave S Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105012I00100CO

WHEREAS, a Warranty Deed conveying the within described property from **Libra Holdings, LLC, a Tennessee Limited Liability Company**, has previously been executed and put of record in **Instrument No. 20190329-0028410**, Register's Office of Davidson County, and

WHEREAS, the said Warranty 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 **Libra Holdings, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Simon J. Bexon and Patricia Marie Bexon, husband and wife**, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit A of 1014 13th Avenue South, a Townhouse Planned Unit Development ("Horizontal Property Declaration") as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 1014 13th Avenue South, a Horizontal Property Regime with Private Elements, of record in 20160810-0083188, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Libra Holdings, LLC, a Tennessee Limited Liability Company from STD Properties, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20180301-0019053, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be

amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 105012I00100CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4460, page 61, amended in Plat Book 4799, page 455, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4575, page 964, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for 1014 13th Avenue South, a Horizontal Property Regime with Private Elements, of record in 20160810-0083188, said Register' s Office.

This is IMPROVED property known as **1014B 13th Avenue South, Nashville, TN 37212.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2020.

GRANTOR:

Libra Holdings, LLC

By: Will Chapman, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, 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 authorized agent (or other officer authorized to execute the instrument) of Libra Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, this the 26th day of June, 2020.

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Notary Public

My Commission Expires: 9-6-22

GRANTEE:

Simon J. Bexon

Patricia Marie Bexon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Simon J. Bexon and Patricia Marie Bexon, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of June, 2020.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY