THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
1-10389-MC

Tax Parcel Identification Nos.:
159130B00100CO

Send Tax Bills To:
Michael Martin Bryan
1287 Old Hickory Blvd.
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 814819 DEEDWARR
03/03/2022 11:55:19 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220303-0024399

(For Recorder's Use Only)

CORRECTIVE WARRANTY DEED

This deed is being recorded to correct the legal description in the Warranty Deed originally recorded on February 22, 2021, in Instrument No. 20210222-0021376 in Davidson County, Tennessee. The legal description was inaccurately stated as: Land in Davidson County, Tennessee, being Unit 1281B of Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200227-0021812, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20200227-0021812, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

The legal description should have stated: BEING Land in Davidson County, Tennessee, being Unit 1281A of Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200227-0021812, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20200227-0021812, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **WHITE PINES BUILDING GROUP, LLC, a Tennessee limited liability company**, ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto **Michael Martin Bryan, a married man** ("**Grantee**"), certain real property in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD, the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors, and assigns, forever.

Grantor covenants that, subject to the matters listed on Exhibit B attached hereto, Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property except as may be limited by the Permitted Exceptions; that Grantor warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor but not further or otherwise, except for claims arising from the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 25 day of February, 2022.

GRANTOR:

WHITE PINES BUILDING GROUP, LLC,
a Tennessee limited liability company

By: _____
Tyler Pennington, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, the within named Tyler Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of WHITE PINES BUILDING GROUP, LLC, a Tennessee limited liability company, and that he is authorized by WHITE PINES BUILDING GROUP, LLC to execute this instrument on its behalf by himself as such Manager.

Witness my hand this 25th day of February, 2022.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: My Commission Expires 10/2/23

AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,489,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. The consideration was previously paid in Warranty Deed in Instrument No. 20210222-0021376, Register's Office for Davidson County, Tennessee.

_____
Affiant

Subscribed and sworn to before me this 25 day of February, 2022.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public
My commission expires:

My Commission Expires 10/2/23

EXHIBIT "A" TO WARRANTY DEED

LEGAL DESCRIPTION

BEING Land in Davidson County, Tennessee, being Unit 1281A of Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200227-0021812, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20200227-0021812, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20200227-0021809, in the Register's Office of Davidson County, Tennessee, dated February 14, 2020 and recorded on February 27, 2020.

EXHIBIT "B" TO WARRANTY DEED

PERMITTED EXCEPTIONS

1. 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.

2. Davidson County taxes for the year 2022 and thereafter, not yet due and payable.

3. Subject to all matters shown on the Plan of record as Instrument Number 20001013-0102077, Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200227-0021812, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson Co. of record in Book 8081, Page 867, in the Register's Office for Davidson County, Tennessee.

6. Lien for special assessments as provided in the Declaration of Covenants, Conditions and Restrictions.

7. Rights of others in and to the common area/elements.

8. All terms, provisions and conditions as set forth under the Tennessee Horizontal Property Act, Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as they pertain to a planned unit development being created and existing under said Act.