6

DEED OF CORRECTION
WARRANTY DEED
The transfer tax for this conveyance was paid with the recording of Instrument No. 20121005-0091599

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF November 2012.

Notary Public

MY COMMISSION EXPIRES: 5/6/13
(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 50 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Siebe Wathen	Siebe Wathen	091-12-0-315.00
(NAME)	(NAME)	
4416 Illinois Avenue	4416 Illinois Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, WE, **Toni J. Rothfuss, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Siebe Wathen, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Re-Subdivision (Partition) of the Easterly half of a Portion of 45th Avenue North closed by Council Ordinance 092-290 with Easements Abandoned By Ordinance No. BL2012-144 of record in Instrument No. 20120621-0054589, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Toni J. Rothfuss by deed dated January 25, 2012 from Sheryl Sharp Carrico of record in Instrument No. 20120127-0007713, Register's Office for Davidson County, Tennessee and being the same property conveyed to Toni J. Rothfuss by deed dated May 12, 2012 of record in Instrument No. 20120515-0041789, Register's Office for Davidson County, Tennessee.

Grantor herein hereby retains an exclusive, perpetual 10-foot easement, 150 feet in length along and parallel to the westerly property line of the within described property for the purposes of utilities, driveway construction and overhang encroachment from adjoining lot.

This instrument is recorded for the purpose of reflecting the retention of the easement set forth herein as agreed to previously by the parties.

unimproved ☐

This is improved ☒ property, known as **4416 Illinois Avenue, Nashville, TN 37209**
(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.

BILL GARRETT, Davidson County
Trans:T20120087107 DEEDWARR
Recvd: 11/15/12 08:37 2 pgs
Fees:12.00 Taxes:0.00

20121115-0105102

Witness my hand this 1st day of November 2012.

Toni J. Rothfuss

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Toni J. Rothfuss** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of November 2012.

Commission expires: 5/6/13

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public