Return To:

Prepared By: Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

BILL GARRETT, Davidson County
Trans:T20130021978 DEEDWARR
Recvd: 03/18/13 14:21 2 pgs
Fees:12.00 Taxes:0.00

20130318-0026725

Deed of Correction

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Ohio Investments, LLC, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Deborah Crawford, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

THAT WHEREAS, FIRST PARTY heretofore executed to SECOND PARTY a certain warranty deed dated April 2, 2012, and recorded in Instrument 20120404-0028834, in the office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, said deed contained an error in the conveyance from FIRST PARTY to SECOND PARTY describing a Life Estate to James E. Gossett;

WHEREAS, SECOND PARTY has requested that FIRST PARTY correct said error, and FIRST PARTY has agreed to do so by removing "Life Estate of James E. Gossett" from said warranty deed leaving SECOND PARTY as Deborah Crawford;

NOW, THEREFORE, for the purpose of correcting the aforementioned error and in consideration of the sum of ONE DOLLAR ($1.00), the receipt of which is hereby acknowledged, Ohio Investments, LLC, FIRST PARTY, conveys unto Deborah Crawford, SECOND PARTY, the following described property:

Located in Davidson County, Tennessee and being Unit B 2000 10th Avenue North Townhomes of record according to Master Deed of record in Instrument # 200709170110966, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging forever.

FIRST PARTY covenants with SECOND PARTY that they were duly seized and possessed of the described property on the 2nd day of April, 2012; that they had a perfect right to convey the same; , and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY further covenants to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IT WITNESS WHEREOF, this conveyance has been executed on the 28th day of February, 2013.

Ohio Investments, LLC
By: _____
John B. Zitzner, Managing Member
FIRST PARTY

STATE OF OHIO
COUNTY OF CLARK

Personally appeared before me, the undersigned, **John B. Zitzner**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledge that they are a **Managing Member of Ohio Investments, LLC** and are authorized by the makers to execute this instrument on behalf of the makers.

WITNESS, under my hand and official seal, this 28th day of February, 2013.

June 23. 2014
My Commission Expires

Notary Public

State of Tennessee
County of 6/23/14

NOTARY PUBLIC STATE OF OHIO

HEATHER F. WEST
Notary Public, State of Ohio
My Commission Expires June 23, 2014

Personally appeared before me, the undersigned **Deborah Crawford**, with whom I am personally acquainted, and who acknowledge that she executed the within instrument for the purposes therein contained.

Deborah Crawford
Deborah Crawford
SECOND PARTY

CHRISTY BROWN COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WITNESS, under my hand and official seal, this _____day of March, 2013.

My Commission Expires JULY 8, 2013

Notary Public

I hereby affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $0.00.

Affiant

KIM SIMONE MAURY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 13, 2016

Subscribed and sworn to before me this 13 Day of March, 2013

My Commission Expires

Notary Public

New Property Owners:
Deborah Crawford
~~2000B 10th Ave N.~~ 212 Queens Lane Ct.
Nashville, TN ~~37208~~ 37218

Person Responsible for Taxes
Same