Prepared by:
Tennessee Title Services, LLC
101 Springhouse Court, Ste. 202
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/04/13 11:32 3 pgs
Fees:17.00 Taxes:0.00
20131104-0114235

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $000.00

Affiant

Subscribed and sworn to before me, this 4th day of November, 2013.

Notary Public
My commission expires: 7-3-17

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jorge Quintanilla 521 Anderson Lane Madison, TN 37115	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	043-06-0-008.00

WARRANTY DEED OF CORRECTION

(Regarding Warranty Deed of record in Instrument No. 20130829-0091540, Davidson County Register's Office, TN)

WITNESSETH:

WHEREAS, by Warranty Deed of record in **Instrument No. 20130829-0091540,** Register's Office for Davidson County, Tennessee, Grantor therein inadvertently conveyed to Grantees therein property with an erroneous legal description, located in Davidson County;

WHEREAS, it was and still is the intent of the Grantor to convey and for Grantees to purchase certain hereinafter described property for the consideration previously tendered to and received by Grantor;

WHEREAS, the Grantor desires to **correct the legal description ;**

NOW, THEREFORE, for the purpose of making said corrections, for and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin J. Seats, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jorge Quintanilla and Vilma L. Quintanilla-Rivera, a married couple,** hereinafter called the Grantee, their successors and assigns, certain land in Davidson, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, BEING PART OF Lot 28 on the Plan of Dixie Pure Food Company's Subdivision, as of record in Book 161, Page 113 and Book 332, Page 51, Register's Office for Davidson County, Tennessee.

Being Lot No. 1 on an unrecorded survey made by J.R. Wauford & Company dated October 25, 1960, and further described as fronting 67.5 feet on the northerly margin of Anderson (formerly Thornton) Lane, and extending back between lines 257.6 feet on the westerly line and 257.8 feet on the easterly line, to a rear line measuring 67.5 feet.

Being the same property conveyed to Kevin J. Seats, married, by Cash Deed from Department of Housing and Urban Development, dated 4/3/09 and recorded 4/14/09 in Instrument No. 20090414-0033928, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the Grantor, nor the Grantor's spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, and all items set out on any applicable plat of record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Grantee herein, Jorge Quintanilla and Vilma L. Quintanilla-Rivera, a married couple, hereby join in on this conveyance to relinquish and convey any and all interest they may have received by virtue of the Warranty Deed of record in Instrument No. 20130829-0091540, Register's Office for Davidson County, Tennessee.

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 our hands this 30th day of October, 2013.

Kevin J. Seats, Grantor

[redacted]

[redacted]

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kevin J. Seats**, with whom I am personally acquainted (or proved to me on the basis satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of October, 2013.

Kim Gillespie
Notary Public

My Commission expires: 10-18-16

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, [redacted] with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in _____, _____, this ____day of _____, 2013.

_____
Notary Public

My Commission expires: _____

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

A.R. Turner

Notary's Signature

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016