Prepared by:
John M. Hull J.D., M.B.A.
1616 Westgate Circle
Brentwood, TN 37027

BELINDA COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 20, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $-00-

Affiant

Subscribed and sworn to before me this 3rd day of January, 2014.

Notary Public
My Commission Expires: Aug 20, 2017

| Address New Owner: | Tax Information | Send Tax Bills To: |
|---|---|---|
| James M. Lauer, Trustee and<br>Ruth A. Lauer, Trustee<br>214 Glenstone Circle<br>Brentwood, TN 37027 | 171-02-0-A-070.00CO | Same |

# CORRECTED QUITCLAIM DEED

THIS CORRECTED QUITCLAIM DEED removes the following clause from the Quitclaim Deed recorded on January 3, 2014 and found of record under Instrument No. 20140103-0000917.

> "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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title of said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever."

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, James M. Lauer and spouse, Ruth A. Lauer (collectively the "Grantor"), by these presents hereby transfers, assigns, and quitclaims a **one-half (1/2) undivided interest to James M. Lauer, Trustee of the James M. Lauer Revocable Living Trust dated January 3, 2014 and a one-half (1/2) interest to the Ruth A. Lauer, Trustee of the Ruth A. Lauer Revocable Living Trust dated January 3, 2014, as tenants-by-entirety** (collectively the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Unit No. 70, on the Plan of Condominium Site Plan of Brentwood Villa, Phase 3-A, of record Book 6900, Page 185 & 186 and together with Master Deed in Book 6123, Page 943, Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, and Book 7423, Page 574, Register's Office of said County, to which plan reference is hereby made for a more complete description.
>
> This being the same property conveyed by W. Bruce Chafin, unmarried, to James M. Lauer and wife, Ruth A. Lauer by Warranty Deed found of record under Instrument No. 20060201-0012674 in the Register's Office of Davidson County, Tennessee dated January 27, 2006 and recorded February 1, 2006.

BILL GARRETT, Davidson County
Trans:T20140001999 DEEDQC
Recvd: 01/09/14 14:44 2 pgs
Fees:12.00 Taxes:0.00
20140109-0002499

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: 214 Glenstone Circle, Brentwood, TN 37027

IN WITNESS WHEREOF, the Grantor has executed this QUITCLAIM DEED this _____ **day of January, 2014.**

**James M. Lauer**

**Ruth A. Lauer**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Lauer and Ruth A. Lauer, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Brentwood, Tennessee on this the 9th day of January, 2014.

BELINDA COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 20, 2017

Notary Public

My Commission Expires: Aug. 20, 2017