BILL GARRETT, Davidson County
Trans:T20140024048 DEEDWARR
Recvd: 04/09/14 14:19 3 pgs
Fees:18.00 Taxes:251.06
20140409-0029820

Address New Owner: Steven R. Griffith
P.O. Box 1955
Mt. Juliet, TN 37121

Send Tax Bills to: New Owner
Map & Parcel: 05209006100

WARRANTY DEED OF CORRECTION

This Warranty Deed of Correction made and entered into on this the 7th day of April 2014, by and between **Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee corporation,** herein "Grantor," and **Steven R. Griffith,** herein "Grantee":

WHEREAS, by Warranty Deed recorded in Instrument No. 20131213-0126521, Register's Office for Davidson County, Tennessee, Grantor conveyed certain property in Davidson County, Tennessee, to Steven R. Griffith; and

WHEREAS, said Deed is irregular because the CONSIDERATION AFFIDAVIT was incomplete in that the consideration stated was $47,346.25 when it accurately is $115,200.00; and

WHEREAS, this Warranty Deed of Correction is for the purpose of fulfilling the desire of the Parties to correct the CONSIDERATION AFFIDAVIT on said Warranty Deed and for the purpose of having the Grantor convey all right, title, and interest in said certain property to the Grantee.

NOW, THEREFORE, for and in consideration of good and valuable consideration with a value greater than the sum of Ten Dollars (10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties hereto, we, **Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee corporation,** (Grantor), by these presents do hereby transfer and convey unto **Steven R. Griffith** (Grantee) the following described tract or parcel of land in Davidson County, Tennessee.

Being Lot No. 1 on the Montague Subdivision, as of record in Book 843, Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven R. Griffith from Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee corporation, by Warranty Deed recorded on December 13, 2013, of record in Instrument No. 20131213-0126521, Register's Office for Davidson County, Tennessee.

This property has a common address of 421 E. Due West Ave., Madison, TN 37115.

See Secretary's Certificate of Resolution attached hereto and made a part hereof.

To have and to hold the said tract or parcel of land with the appurtenances, estates, title, and interests thereto belonging to the said Grantee, their heirs and assigns forever

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 7th day of April 2014.

Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee corporation

By: _____
Keith L. Mason, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Keith L. Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is President ("Officer") of Transitional Housing & Work Programs of Davidson County, Inc., the within named bargainor, and as such authorized Officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized Officer.

Witness my hand and official seal at office this 7th day of April 2014.

_____
NOTARY PUBLIC
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $67,853.75 *.

_____
Affiant

Subscribed and sworn to before me this 7th day of April 2104.

_____
Notary Public
My Commission Expires _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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*The total consideration paid for the Property was $115,200.00. Transfer taxes on $47,346.25 was paid in Warranty Deed at Instrument No. 20131213-0125421, said Register's Office.

Prepared by:
Cindy S. Smith, P.C.; Attorney at Law
P.O. Box 292004; Nashville, TN 37229

1404-060

SECRETARY'S CERTIFICATE OF RESOLUTION OF THE BOARD OF DIRECTORS OF TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC.

WHEREAS, the Board of Directors for TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC., (herein "Corporation") met on February 15, 2014, and approved the following actions herein described;

WHEREAS, the Board of Directors desires to set forth its actions regarding the authority of persons to sign on behalf of TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC. for specific real estate transactions at hand;

NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC., that Keith L. Mason as President of TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC., as necessary and required, is hereby authorized and empowered to execute in his capacity as President of TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC., and on behalf of the Corporation, any and all documents necessary and in order to sell and lease certain property located at 421 E. Due West Ave., Madison, TN 37115 (herein "Property") which presently belongs to TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC.:

1) Execute a Warranty Deed of Correction for the subject Property to Steven R. Griffith reflecting the complete price of $115,200.00; and
2) Enter into and execute a "Lease Agreement with Option to Purchase" in favor of Steven R. Griffith; and
3) Execute any and all other documents required or necessary in order to complete the Lease Purchase closing upon terms satisfactory to TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC.

President is hereby authorized to bind for and sign on behalf of TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC., by executing all documents necessary to conduct Corporation's business as set forth herein including but not limited to the authority to execute on behalf of Corporation any settlement statements, deed(s) of conveyance, escrow agreements, leases, lease purchase agreements, affidavits, and any and all other documents as required in order to either conduct the business of or consummate any transaction on behalf of TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC. as set forth herein.

Transitional Housing & Work Programs of Davidson County, Inc., is duly authorized and in good standing under the laws of the State of Tennessee.

Those persons attesting to this Resolution agree and acknowledge that they are the entire Board of Transitional Housing & Work Programs of Davidson County, Inc., that they are authorized to act on behalf of Transitional Housing & Work Programs of Davidson County, Inc., and that there are no amendments to the corporate documents or other matters that would affect their ability to act on behalf of Transitional Housing & Work Programs of Davidson County, Inc.

Transitional Housing & Work Programs of Davidson County, Inc., is one and the same entity as Transitional Housing & Work Programs of Davidson County.

It is further resolved that the facsimile of any signature required herein shall serve the same as an original thereof and that this document may be executed in parts and when the parts are put together, they shall comprise one document.

DATED this the 15th day of February 2014.

ATTEST:

TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC.

BY: Nichole R. Mason, Secretary

Nichole R. Mason, Secretary

ATTEST AND APPROVED:

Keith L. Mason, President

Keith L. Mason, President

Nichole R. Mason, Secretary

Nichole R. Mason, Secretary