BILL GARRETT, Davidson County
Trans:T20140040255 DEEDWARR
Recvd: 06/09/14 09:29 3 pgs
Fees:17.00 Taxes:0.00

20140609-0049737

DEED OF CORRECTION

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: ALW-12-1304

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony L. Pence	New Owner	072-03-0-073.00
(NAME)	(NAME)	
1304 Stratford Ave.	"	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT IS EXECUTED FOR THE EXPRESS PURPOSE OF CORRECTING THE LEGAL DESCRIPTION PREVIOUSLY CONVEYED FROM GRANTOR TO GRANTEE BY WARRANTY DEED RECORDED 09/28/2012 IN INSTRUMENT NUMBER 20120928-0088757, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Camille Dial, Successor Trustee of The Helen Dial Trust**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **Anthony L. Pence**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Being the Westerly half of Lot No. 244 on the map of Inglewood Place, of record in Book 332, Page 10, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 244 fronts 50 feet on the Southerly side of Stratford Avenue and runs back between parallel lines 205 feet to the North side of Lot 210.

Being the same property conveyed to Jesse R. Dial and wife, Helen Dunn Dial by Deed from Elizabeth Arms Cabbage, dated October 22, 1945, of record in Book 1345, page 241, Register's Office for Davidson County, Tennessee. The said Jesse R. Dial having died on July 22, 1946, leaving subject property vested in Helen Dunn Dial. Helen Dunn Dial, a widow, having conveyed subject property to Helen Dial, Trustee of the Helen Dial Trust, by Quitclaim Deed dated January 18, 1989, of record in Book 7756, page 701, Register's Office for Davidson County, Tennessee.

Helen Dial (a/k/a Helen Dunn Dial), a resident of Whatcom County, Washington, died on December 15, 2011. According to the provisions of the Helen Dial Trust, upon the her death, all property in the State of Tennessee was to be distributed to her daughter, Teresa Witcher. However, Teresa, Witcher, died on October 7, 2008, and all property was distributed to the surviving beneficiary, Camille Dial. Camille Dial is the surviving beneficiary and the Successor Trustee under the Helen Dial Trust.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1304 Stratford Ave., Nashville, TN 37216
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 20 day of May, 2014.

HELEN DIAL TRUST
Camille E. Dial
By: Camille Dial, Successor Trustee

STATE OF WASINGTON
COUNTY OF WHATCOM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Camille Dial, Successor Trustee of the Helen Dial Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2014.

Notary Public ROSALIO MATA-R
My Commission Expires: 03/20/2016

ROSALIO MATA-RODRIGUEZ NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 03-20-2016

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See Grantee acknowledgement on next page.

The signature of Anthony L Pence is signed by his duly appointed Attorney-in-fact Joe Meinking, pursuant to the Power of Attorney recorded in instrument #201406090049736, said Register's Office.

Anthony L. Pence joins in the execution of this Deed of Correction for the express purpose of acknowledging the correction identified herein.

Witness my hand(s) this 28 day of May, 2014.

Anthony L. Pence by Joe Meinking, Attorney in fact

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony L. Pence, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of May, 2014.

Notary Public
My Commission Expires:

