Davidson County DEEDWARR
Recvd: 12/19/14 14:37 3 pgs
Fees:17.00 Taxes:0.00
20141219-0116471

This document has been prepared at the request of the grantors. No legal opinion has been given. The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or the content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed, nor compliance with subdivision regulations. Preparer assumes no liability as to the state of the title of the property, unless a separate title opinion is furnished to the grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075

DEANNA GWYN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 (Corrective Deed)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF Dec., 2014.

Notary Public

Commission Expiration: 5/8/18

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL:
Terry Anderson	Terry Anderson	
461 Annex Ave	461 Annex Ave	09015006600
Nashville, TN 37209	Nashville, TN 37209	

CORRECTIVE DEED

This Corrective Deed is to correct Deed of record in Instrument No. 20140115-0004147.

WHEREAS by Deed of record in Instrument No. 20140115-0004147, Register's Office for Davidson County, Tennessee, Belinda Steele, attorney in fact for Louise J. French, conveyed property described therein to Terry Anderson;

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed, an error in the Map-Parcel, and an error in the notary acknowledgement.

NOW, THEREFORE, IN ORDER TO CORRECT SAID ERRORS AND INADVERTENCE THIS INSTRUMENT FOR CORRECTION IS MADE FOR THE CONSIDERATION EXPRESSED IN THE FORMER DEED, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Louise French, by Belinda Steele her attorney-in-fact

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terry Anderson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot 290 on the Map of Charlotte Park, Section Ten as of record in Book 2900, Page 78, Register's Office for said County, and more thoroughly described as follows:

Said Lot No. 290 fronts 81.0 feet in the southeasterly side of Capri Drive, and extends back 140.0 feet on the northeasterly line and 147.7 feet on the southwesterly line, to a line in the rear which measures 61.0 feet.

Being the same property conveyed to Charles W. French and wife, Louise French on 05/08/1961 by deed from Ota J. Phillips and husband, J. B. Phillips filed for record on 05/08/1961 in Book 3222, Page 373, in the Register's Office for Davidson County, Tennessee. Charles W. French died 07/31/2013 thereby vesting the property in Louise French as the surviving tenant by the entirety. Louise French appointed Belinda Steele as her attorney in fact in Unlimited Durable Power of Attorney of record in Instrument No. 20131231-0130998, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Terry Anderson on 01/14/2014 by deed from Belinda Steele, attorney in fact for Louise J. French, filed for record on 01/15/2014 in Instrument No. 20140119-0004147, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 456 Capri Ave. Nashville, TN 37209.

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 GRANTEES 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 GRANTEES, 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 hand this 19th day of Dec., 2014.

Louise French by Belinda Steele Her Attorney in Fact

Louise French, by Belinda Steele her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of Dec., 2014, before me personally appeared Belinda Steele, to me known to be the person who executed the foregoing instrument in behalf of Louise French as Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of said Louise French. Witness my hand and official seal.

D. Cowyn
Notary Public

Commission Expiration: 5/18/18

DEANNA GWYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Chloe Martin, 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.

Chloe M

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Chloe Martin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Q N C

Notary's signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.