Davidson County	DEEDWARR
Recvd: 01/20/15 09:54	3 pgs
Fees:17.00 Taxes:0.00	
20150120-0005244	

STATE OF TENNESSEE)
COUNTY OF Davidson)
I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $0.00

AFFIANT

Sworn to and subscribed before me this 14th day of January, 2015

NOTARY PUBLIC My commission expires: TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Map and Parcel No. 091 - 09 - 310.00

Address of New Owner:
Meredith McGinnis
617 A Eastboro Drive
Nashville, TN 37209
Send Tax Notices To:
Same

DEED OF CORRECTION

On October 8, 2014, Bradley Scott, LLC, hereinafter referred to as Grantor, executed aWarranty Deed purporting to convey the real property described below to Meredith McGinnis, a single woman, hereinafter referred to as Grantee, said Warranty Deed having been recorded on October 10, 2014, at Instrument No. 20141010-0094268 in the Register's Office for Davidson County, Tennessee.

Due to mistake and inadvertence, the legal description of the real property to be conveyed was incorrectly set out in the subject Warranty Deed as follows:
Being a part of Lot No. 19 on the Plan of B.F. Cockrill Farm, as in Book 161, page 135, Register's Office for said County, and being a part of Tract "B" on the Plan of W > P > Evans re-subdivision of part of Lot No. 19 of the B F Cockrill Farm, not of record, described as follows: Beginning at a point 212 feet south of the southwest intersection of Eastboro Drive and Deal Avenue; thence in a southerly direction along Eastboro Drive 50 feet to a point; thence in a westerly direction 185 feet to a monument; thence in a northerly direction 50 feet to an iron pin, said line being parallel to Eastboro Drive, thence in an easterly direction 185 feet to the point of beginning

Said description was incorrect in the following respect: Lot conveyed was to be a portion of the above legal

Grantor desires to and does hereby correct the said error by changing the legal description of the property to be conveyed from that set out in the original Quitclaim Deed, to the correct legal description set out below. All terms and conditions of the said Quitclaim Deed not inconsistent with the corrections made herein remain in full force and effect.

Witnesseth, that the Grantor, for and in consideration on the sum of TEN & NO/100 DOLARS ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has and does hereby quitclaim to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Davidson, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Unit "A" on the Horizontal Property Regime for 617 Eastboro Cottages, as recorded in the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20131223-0129561, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

IN WITNESS WHEREOF, the said Bradley Scott LLC has hereunto set their/her/his signature, on this, the 23rd day of December, 2014.

Bradley Scott LLC (Grantor)

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Scott Troxel, to me known (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be the Managing Member and is authorized to execute the instrument on behalf of Bradley Scott LLC, the within named bargainor, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Managing Member.

Witness my hand and seal of office, at office, this 23rd day of December, 2014.

My Commission Expires: 5/5/15

NOTARY PUBLIC

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Meredith McGinnis 1/14/15 (Grantee)

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Meredith McGinnis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that she/he/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 14th day of January, 2015.

My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

NOTARY PUBLIC

This Instrument Prepared By:
Foundation Title and Escrow, L.L.C.
30 Burton Hills, Ste. 400
Nashville, TN 37215

When Recorded Return To:
Foundation Title and Escrow, L.L.C.
30 Burton Hills, Ste. 400
Nashville, TN 37215

True Copy Certification

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

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith