Davidson County DEEDWARR
Recvd: 01/23/15 11:51 4 pgs
Fees:22.00 Taxes:0.00
20150123-0006762

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Wilson)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 21 day of January, 2015

NOTARY PUBLIC
My Commission Expires: 5/19/18

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:
Phyllis M. Thomson, Trustee
254 S. Queensberry Court
Pittsburgh, PA 15237

SEND TAX BILLS TO:
Owner

Map/Parcel 075120F07500CO

INSTRUMENT OF CORRECTION OF WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20141103-0101152 REGISTER' S OFFICE FOR DAVIDSON COUNTY, TN CORRECTED IN INSTRUMENT NO. 20141230-0118868 REGISTER' S OFFICE FOR DAVIDSON COUNTY, TN

WHEREAS, S. Cecilia Marie Agar executed a certain Warranty Deed of record in Instrument No. 20141103-0101152 Register's Office for Davidson County, Tennessee; and

WHEREAS, the warranty deed contained errors in the name of the Grantee; and

WHEREAS, the correction to said instrument No. 20141230-0118868 Register's Office for Davidson County, Tennessee; and

WHEREAS, the parties thereto desire to correct the Warranty Deed of Record in Instrument No. 20141103-0101152 to provide the correct name of the grantee:

NOW THEREFORE in consideration of $10.00, and other good and valuable consideration,

the receipt thereof which is hereby acknowledged, **S. Cecilia Marie Agar ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to, **Phyllis M. Thomson, Trustee of the Phyllis M. Thomson Revocable Living Trust dated December 19, 2006, ("Grantee")**. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 75, Unit No. 215, Phase 1, Tulip Cove Townhomes, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200505250059119, as amended of record in Instrument 200801030000699, as amended of record in Instrument 201205210043906, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.
>
> Described as follows:

Being the same property conveyed to Sharon Randolph, a single woman by Warranty Deed dated 03/15/2007 from Marquis Homes, LLC, a limited liability company of record in Instrument 200703160032456, Register's Office for Davidson County, Tennessee. Pursuant to Order for Name Change, the said Sharon Randolph (Sharon C. Randolph) is now known as S. Cecilia Marie Agar, of record in Instrument 201201130003853, in the Register's Office for said County.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

S Cecilia Marie Agar

S. Cecilia Marie Agar

STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared S. Cecilia Marie Agar, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 21 day of January, 2015.

Cassi Clark

Notary Public

My Commission Expires : 5/19/18

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY