Davidson County DEEDWARR
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Fees:57.00 Taxes:0.00
20150130-0009043

This instrument prepared by:
Mudter & Patterson, Attys.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215

WARRANTY DEED OF CORRECTION

WHEREAS, by Purchase and Sale Agreement dated June 25, 2003, the Shepherd Estate contracted to sell to Michael L. Cornish certain real property in Goodlettsville, Davidson County, TN; and

WHEREAS, by Warranty Deed dated July 28, 2003, recorded as Instrument No. 20030804-0110323, Register's Office for Davidson County, Tennessee, Judy S. Furlough, Starla Rose Shepherd, Betty S. Fielder, Richard Shepherd, Eddie Don Shepherd, Roger Jerdon Shepherd, Jerry Shepherd, Toby Shepherd, Tammy Shepherd and Tony Shepherd, being the heirs at law of Wilma Shepherd, conveyed to Michael L. Cornish the following parcel of land in Davidson County, Tennessee, to wit:

> Land located in the old 20th Civil District of Davidson County, Tennessee approximately 5 ½ miles North of Goodlettsville, Tennessee, off Hwy. 41.
>
> Described according to a survey made by Cummings & Cummings Surveyors & Consultants, dated November 5, 1970 as of record in Book 4464, page 573, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the East End Road, corner marker is a large tree with wire through the middle, being the Southwest corner of the property herein conveyed, thence N 7 deg. 41 min. E 1,047.6 feet to a point in the branch thence S. 87 deg. 00 min. E. 85.5 feet to a point; thence S. 6 deg. 52 min. 40 sec. E 637.2 feet to a point; thence S. 23 deg. 30 min. W 503.7 feet to a point in the North edge of East End Rd. (blacktop); thence with said road N. 58 deg. 12 min. 120 feet to the point of beginning and containing 4.27 acres, more or less, all according to a recorded survey.

WHEREAS, through inadvertence and mistake, a second parcel of real estate which the grantors therein intended to convey was omitted from said warranty deed; and

WHEREAS, the parties now desire to correct said deed to add the legal description of the second parcel.

NOW, THEREFORE, for the purpose of correcting the Warranty Deed recorded as Instrument No. 20030804-0110323, Register's Office for Davidson County, Tennessee, by conveying the second parcel of real estate which was omitted therefrom, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Judy S. Furlough, Eddie Don Shepherd, Roger Jerdon Shepherd, Jerry Shepherd, Toby Shepherd, Tammy Shepherd and Tony Shepherd, being the heirs at law of Wilma Shepherd, and John Randall Fielder and Jason Todd Fielder, being the heirs at law of Betty S. Fielder and of John R. Fielder (hereinafter "Grantors"), said Grantors being nine of the original grantors, or representatives thereof, have this day bargained and sold, and do hereby transfer and convey unto Michael L.

Cornish, his heirs and assigns, (hereinafter "Grantee"), their interest in that parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

> A tract of land lying in the 11th Civil District of Davidson County, Tennessee, and being generally bounded as follows: to wit:
>
> North by P. H. Newell; East by Winston Forsythe; South by road & J. W. Joyner: West by Robert Taylor, and containing 3.67 acres, more or less.
>
> Also, a roadway tract of land adjoining the above described tract of land.
>
> Beginning at an iron pin in the northerly margin of East End Road, said point being 119.85 feet southeast of the southwest corner of Parcel #18, Map #2, Tax Assessor's Office, Davidson County, Tennessee, thence leaving said right-of-way and running parallel with the southeast boundary of Parcel #18, N. 23 deg. 30 min. E 503.7 feet to an iron pin at the point of intersection of the original line separating Parcels #18 and #19; thence running with said line S. 6 deg. 52 min. 40 sec. E 101.9 feet to an iron pin at the northwest corner of Parcel #20, Tax Assessor's Office, Davidson County, Tennessee; thence running with said parcel #20 S. 23 deg. 30 min. W 425.0 feet to an iron pin in said northerly margin of East End Road, said point being the southeast corner of this tract; thence running with said road margin N. 58 deg. 12 min. W 50.15 feet to the point of beginning and containing 0.53 acres, more or less. (Both tracts together containing 4.23 acres, more or less.)
>
> Being the same property conveyed to Gurney Jerdon Shepherd and wife, Wilma Shepherd, by deed dated November 15, 1971, from Laurence C. Benham and wife, Mary R. Benham, of record in Book 4562, page 807, Register's Office for Davidson County, Tennessee. Gurney J. Shepherd died on April 20, 1975. Wilma Shepherd died intestate on June 21, 2002, leaving her children, Judy S. Furlough, Starla Rose Shepherd, Betty S. Fielder, Richard Shepherd, Eddie Don Shepherd, Roger Jerdon Shepherd, Jerry Shepherd, and her grandchildren Toby Shepherd, Tammy Shepherd and Tony Shepherd, who are the children of her deceased child Lonnie Shepherd, as her only heirs-at-law. See Affidavit of Heirship of record as Instrument No. 20021112-0139913, said Register's Office. Betty S. Fielder died intestate on May 3, 2008, leaving as her sole heirs at law her husband, John R. Fielder, and her two sons, John Randall Fielder and Jason Todd Fielder. John R. Fielder died intestate on May 20, 2010, leaving as his sole heirs at law his two sons, John Randall Fielder and Jason Todd Fielder. Starla Rose Shepherd and Richard Shepherd cannot be located.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seised and possessed of said real estate in fee simple, have a good right to convey it, and that the same unencumbered. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 24th day of September 24, 2011.

Judy S. Furlough

Judy S. Furlough

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Judy S. Furlough, 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 at office this 24th day of September, 2011.

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 27th day of ~~February~~ August, 2011.

Eddie Don Shepherd

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Eddie Don Shepherd, 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 at office this 27th day of ~~February~~ August, 2011.

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 27th day of ~~February,~~ August 2011.

Jerdon
Roger Shepherd
Roger Jerdon Shepherd

STATE OF TENNESSEE

COUNTY OF Chapman

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Roger Jerdon Shepherd, 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 at office this 27th day of ~~February~~ August, 2011.

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 4th day of ~~February~~ March, 2011.

Jerry Shepherd

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jerry Shepherd, 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 at office this 4th day of march ~~February~~, 2011.

Maria Martocci
Notary Public

My Commission Expires: _____

My Commission Expires
May 6, 2013

MARIA MARTOCCI
Notary Public
DAVIDSON COUNTY, TENNESSEE

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 16th day of February, 2011.

Toby Shepherd

Tammy Shepherd

Tony Shepherd

STATE OF TENNESSEE / COUNTY OF Dickson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Toby Shepherd, 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 at office this 16th day of February, 2011.

Notary Public

My Commission Expires 4/19/2012

STATE OF TENNESSEE / COUNTY OF Dickson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Tony Shepherd, 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 at office this 17th day of February, 2011.

Notary Public

My Commission Expires 4/19/2012

STATE OF TENNESSEE / COUNTY OF Dickson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Tammy Shepherd, 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 at office this 21st day of February, 2011.

Notary Public

My Commission Expires 4/19/2012

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 25th day of February, 2011.

John Randall Fielder

JAKE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John Randall Fielder, 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 at office this 25th day of February, 2011.

Notary Public

My Commission Expires: 7Sept2011

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 15th day of February, 2011.

Jason Todd Fielder

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jason Todd Fielder, 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 at office this 15th day of February, 2011.

Notary Public

My Commission Expires: 7-25-12

KELLIE SAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00. (Tax previously paid on $65,000.00 consideration on deed recorded as Instrument No. 20030804-0110323, said Register's Office.)

Affiant

Subscribed and sworn to before me this 30 day of January, 2015.

Notary Public

My Commission Expires: 11/6/17

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Address new owner: Michael L. Cornish
161 East End Road
Goodlettsville, TN 37072

Send tax bills to: New Owner

Map/Parcel: 00200001900; 00200001900001; 00200001900002

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

