Davidson County DEEDWARR
Recvd: 02/26/15 11:24 3 pgs
Fees:17.00 Taxes:0.00
20150226-0016611

STATE OF TENNESSEE)
COUNTY OF Wilson)

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 26th day of February, 2015.

NOTARY PUBLIC My commission expires:

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

Map and Parcel No.026 10 0 002.00 & 026 10 0 003.00

Address of New Owner:
Amilcar Rodriguez
608 Wade Circle
Goodlettsville, TN 37072

Send Tax Notices To:
Volunteer State Bank
101 Hwy 52W
Portland, TN 37148

DEED OF CORRECTION

On March 31, 2014 , Robert G Denton and Milbria A Denton, hereinafter referred to as Grantor, executed a Warranty Deed purporting to convey the real property described below to Amilcar G. Rodriguez, married, hereinafter referred to as Grantee, said Warranty Deed having been recorded on April 3, 2014 at Instrument No. 20140403-0027866 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:
½ of Lot No. 14 - Map and Parcel No. 026 10 0 002.00
Lying and being a parcel of land in Davidson County, Tennessee, described as follows:
Being the Westerly 50 feet of Lot No. 14 on the Revised Plan of Terra View Subdivision, as of record in Book 1424, page 4, Register's Office for said County.
Said part of Lot No. 14 fronts 50 feet on the Northerly side of Wade Circle and runs back between parallel lines, 175 feet to a dead line.

Lot No. 15 and ½ of Lot 14- Map and Parcel No. 026 10 0 003.00
Land in Davidson County, Tennessee, being Lot No. 15 and the east ½ of Lot No. 14 on the Revised Plan of Terra View Subdivision, of record in Book 1424, page 4, Register's Office for said County. Said Lot and part of said lot adjoin and front together 150 feet on the north side of Wade Circle (North) and run back parallel lines 175 feet to a dead line.

Said description was incorrect in the following respect: Lot 15 should not have been included in the conveyance.

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 Warranty Deed, to the correct legal description set out below. All terms and conditions of the said Warranty 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:

½ of Lot No. 14 - Map and Parcel No. 026 10 0 002.00
Lying and being a parcel of land in Davidson County, Tennessee, described as follows:
Being the Westerly 50 feet of Lot No. 14 on the Revised Plan of Terra View Subdivision, as of record in Book 1424, page 4, Register's Office for said County.
Said part of Lot No. 14 fronts 50 feet on the Northerly side of Wade Circle and runs back between parallel lines, 175 feet to a dead line.

Map and Parcel 026 10 0 003.00
Being the Reserved Parcel on the Re-subdivision of Lots 14 and 15 Terra View Subdivision of record in Plat Book 5060, page 14, Register's Office for said County, to which plat reference is hereby made for a more complete description

Said Lot fronts 35 feet and run back parallel lines 175 feet to a dead line

IN WITNESS WHEREOF, the said Amilcar Rodriguez has hereunto set their/her/his signature, on this, the 25th day of February, 2015.

IN WITNESS WHEREOF, the said Robert G. Denton and Milbria A Denton hereunto set their signature on this the 20th day of February, 2015.

X Robert G. Denton
Robert G. Denton (Grantor)

X Milbria A. Denton
Milbria A Denton (Grantor)

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Robert G Denton and Milbria A Denton, 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 seal of office, at office, this 20 day of FEB., 2015.

NOTARY PUBLIC

TODD OSBURN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Commission Expires: 10-18-16

Amilcar G. Rodriguez (Grantee)

STATE OF TENNESSEE)
COUNTY OF Sumner)

KATHEY BEASLEY STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Amilcar G. Rodriguez, 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 25 day of February, 2015.

NOTARY PUBLIC

My commission expires: 08-21-17

This Instrument Prepared By:
Foundation Title and Escrow Series, L.L.C.
2742 N. Mt. Juliet Road
Mt. Juliet, TN 37122

When Recorded Return To:
Foundation Title and Escrow, Series L.L.C.
2742 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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