BILL GARRETT, Davidson County
Trans:T20150041473 DEEDWARR
Recvd: 05/28/15 14:24 3 pgs
Fees:17.00 Taxes:0.00
20150528-0049309

Address New Owner: Amanda Dean, Trustee of The 61 Maury Street Trust
P.O. Box 160772
Nashville, TN 37216

Send Tax Bills to: New Owner

Map & Parcel: 09316013800

WARRANTY DEED OF CORRECTION

This Warranty Deed of Correction made and entered into on this the 22nd day of May 2015, by and between **Lucinda Gaither,** herein "Grantor," and **Amanda Dean, Trustee of The 61 Maury Street Trust U/A/D February 25, 2015,** herein "Grantee":

WHEREAS, by Warranty Deed recorded in Instrument No. 20150310-0020507, Register's Office for Davidson County, Tennessee, Grantor conveyed certain property in Davidson County, Tennessee, to **The 61 Maury Street Trust, Grantee**; and

WHEREAS, said Deed is irregular because the Grantee should have been "Amanda Dean, Trustee of The 61 Maury Street Trust;" and

WHEREAS, this Warranty Deed of Correction is for the purpose of fulfilling the desire of the Parties to correct the Grantee on said Warranty Deed and for the purpose of having the Grantor convey all right, title, and interest in said certain property to the Grantee.

NOW, THEREFORE, for and in consideration of good and valuable consideration with a value greater than the sum of Ten Dollars (10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties hereto, we, **Lucinda Gaither,** (Grantor), by these presents do hereby transfer and convey unto **Amanda Dean, Trustee of The 61 Maury Street Trust U/A/D February 25, 2015** (Grantee) the following described tract or parcel of land in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lots Nos. 168 and 169 in Maury and Claiborne's Addition to South Nashville, a plan of which is of record in Book 21, Pages 84 and 85 of the Register's Office for Davidson County, Tennessee.

Said lots No. 168 and 169 front 35 feet each on the east side of Maury Street and run back between parallel lines 165 feet to an alley, Lot No. 169 running back with the Northern margin of Cannon Street, and refers to deed in Book 417, Page 343, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lucinda Gaither, by Quitclaim Deed recorded on January 19, 1993, in Book 8843, Page 603, Register's Office for Davidson County, Tennessee.

This property has a common address of 61 Maury Street, Nashville, TN 37210.

To have and to hold the said tract or parcel of land with the appurtenances, estates, title, and interests thereto belonging to the said Grantee, their heirs and assigns forever

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 22nd day of May 2015.

Lucinda Gaither

Lucinda Gaither

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lucinda Gaither,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of May 2015.

Notary Public
My Commission Expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Attached

Amanda Dean, Trustee of The 61 Maury Street Trust U/A/D February 25, 2015

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Amanda Dean, Trustee of The 61 Maury Street Trust U/A/D February 25, 2015, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ____ day of _____ 20____.

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $zero

Affiant

Subscribed and sworn to before me this 26 day of May 2015.

Notary Public
My Commission Expires 5/8/2018

ANDREW P. CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

IN WITNESS WHEREOF, we have hereunto set our hands on this the 22nd day of May 2015.

Lucinda Gaither

Lucinda Gaither

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lucinda Gaither,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of May 2015.

Notary Public
My Commission Expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Amanda Dean, Trustee of The 61 Maury Street Trust U/A/D February 25, 2015

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Amanda Dean, Trustee of The 61 Maury Street Trust U/A/D February 25, 2015, with whom I am personally acquainted, or who 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 and official seal at office, this 26 day of May 20 15.

Notary Public
My Commission Expires: 7-3-17

Denese Legieza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $zero

Affiant

Subscribed and sworn to before me this 26 day of May 2015.

Notary Public
My Commission Expires 7-3-17

Denese Legieza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Prepared by:

Cindy S. Smith, P.C.
Attorney At Law
P. O. Box 292004
Nashville, TN 37229-2004

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