Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	A. Ronald Tonks, Trustee of the A. Ronald Tonks Living Trust And Charlotte C. Tonks, Trustee of the Charlotte C. Tonks Living Trust 1120 Banbury Lane Brentwood, TN 37027
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	172090A24000CO
Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229

BILL GARRETT, Davidson County
Trans:T20150078147 DEEDWARR
Recvd: 09/15/15 08:38 3 pgs
Fees:17.00 Taxes:0.00
20150915-0093322

WARRANTY DEED OF CORRECTION

This Warranty Deed of Correction made and entered into on this the 9th day of September 2015, by and between **A. Ronald Tonks and Charlotte Tonks**, herein "Grantor," and **A. Ronald Tonks, Trustee, or his successors in trust, under the revocable A. Ronald Tonks Living Trust, dated January 25, 2006, and any amendments thereto, and Charlotte C. Tonks, Trustee or her successors in trust, under the revocable Charlotte C. Tonks Living Trust, dated January 25, 2006, and any amendments thereto,** herein "Grantee":

WHEREAS, by Warranty Deed recorded in **Warranty Deed in Instrument No. 20060207-0014833**, Register's Office for Davidson County, Tennessee (herein "Warranty Deed"), Grantor conveyed certain property in Davidson County, Tennessee, 75% of the subject property to "A. Ronald Tonks, Trustee, or his successors in trust under the revocable A. RONALD TONKS LIVING TRUST, dated January 25, 2006, and any amendments thereto," and 25% of the subject property to "Charlotte C. Tonks, or her successors in trust, under the revocable CHARLOTTE C. TONKS LIVING TRUST, dated January 25, 2006, and any amendments thereto"; and

WHEREAS, said Warranty Deed is irregular because the Grantee's name, "Charlotte C. Tonks" did not have the word "Trustee" after it and was therefore incorrect and incomplete; and

WHEREAS, this Warranty Deed of Correction is for the purpose of correcting the Grantee's name and for the purpose of having the Grantor convey all right, title, and interest in said certain property to the Grantee, **75% of the subject property to "A. Ronald Tonks, Trustee, or his successors in trust under the revocable A. RONALD TONKS LIVING TRUST, dated January 25, 2006, and any amendments thereto," and 25% of the subject property to "Charlotte C. Tonks, *Trustee*, or her successors in trust, under the revocable CHARLOTTE C. TONKS LIVING TRUST, dated January 25, 2006, and any amendments thereto"**.

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, **A. Ronald Tonks and Charlotte Tonks** (Grantor), by these presents do hereby Warranty and convey unto **75% of the subject property to "A. Ronald Tonks, Trustee, or his successors in trust under the revocable A. RONALD TONKS LIVING TRUST, dated January 25, 2006, and any amendments thereto," and 25% of the subject property to "Charlotte C. Tonks, Trustee, or her successors in trust, under the revocable CHARLOTTE C. TONKS LIVING TRUST, dated January 25, 2006, and any amendments thereto"** (Grantee), all of our interest in the following described tract or parcels of land in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Section 5B, Banbury Crossing, of record in Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property wherein a 75% interest was conveyed to A. Ronald Tonks, Trustee, or his successors in Trust, under the revocable A. Ronald Tonks Living Trust dated January 25, 2006, and any amendments thereof, and a 25% interest was conveyed to Charlotte C. Tonks, or her successors in trust, under the revocable Charlotte C. Tonks Living Trust, dated January 25, 2006, and any amendments thereof.

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.

C.C.T. C.C.T. ABJ ABJ

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 9th day of September 2015.

A. Ronald Tonks
A. Ronald Tonks

Charlotte Tonks
Charlotte Tonks

A. Ronald Tonks Trustee
A. Ronald Tonks, Trustee, or his successors in Trust, under the revocable "A. Ronald Tonks Living Trust, dated January 25, 2006," and any amendments thereto

Charlotte C. Tonks, Trustee
Charlotte C. Tonks, Trustee, or his successors in Trust, under the revocable "Charlotte C. Tonks Living Trust, dated January 25, 2006," and any amendments thereto

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 A. Ronald Tonks and Charlotte C. Tonks, 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 9th day of Sept. 2015.

Notary Public
My Commission Expires:_____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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 A. Ronald Tonks, Trustee, or his successors in Trust, under the revocable "A. Ronald Tonks Living Trust, dated January 25, 2006," and any amendments thereto, 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 9th day of Sept 2015.

Notary Public
My Commission Expires:_____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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 Charlotte C. Tonks, Trustee, or his successors in Trust, under the revocable "Charlotte C. Tonks Living Trust, dated January 25, 2006," and any amendments thereto, 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 9th day of Sept. 2015.

Notary Public
My Commission Expires:_____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $zero.

x Charlotte Tonks
Affiant

Subscribed and sworn to before me this 9th day of Sept 2015

Notary Public
My Commission Expires

SANDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

1509-196