Davidson County DEEDQC
Recvd: 11/30/15 13:59 4 pgs
Fees:22.00 Taxes:0.00
20151130-0120538

Commitment Number: 1511026

After Recording Return To:
TerraTitle, LLC, 7601 Paragon Road – Suite 105, Centerville, Ohio 45459

This Instrument Prepared By:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569

New Property Owner/Mail Tax Statements To:
Matthew Barrow Pilcher, 5th, and Katherine Jane Pilcher, 320 Edith Avenue, Nashville, Tennessee 37207

Property Appraisal (Tax/APN) Parcel Identification Number: 071/110/099.00

CORRECTIVE DEED

This Deed is being executed and recorded for the purpose of correcting the Grantee's name in a prior Deed. This is a Corrective Deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

MATTHEW B. PILCHER more correctly known as MATTHEW BARROW PILCHER, 5TH, and KATHERINE J. PILCHER more correctly known as KATHERINE JANE PILCHER, husband and wife, hereinafter Grantors, of Davidson County, Tennessee, without consideration paid, grant and quitclaim to **MATTHEW BARROW PILCHER, 5TH, and KATHERINE JANE PILCHER,** husband and wife, for their joint lives, remainder to the survivor of them, their heirs and assigns forever, hereinafter Grantees, whose tax mailing address is 320 Edith Avenue, Nashville, Tennessee 37207, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE: BEING THE EASTERLY HALF OF LOT NUMBER THIRTY FOUR (34) ON THE PLAN OF TRINITY HEIGHTS ADDITION, AS OF RECORD IN BOOK 161, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NUMBER 34 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF EDITH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS, TO AN ALLEY. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 320 EDITH AVENUE, NASHVILLE, TENNESSEE 37207

PARCEL NUMBER: 071/110/099.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable. The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior Instrument Reference: 20121119-0106295

Executed by the undersigned on November 24, 2015:

Matthew B. Pilcher
More correctly Known As
Matthew Barrow Pilcher, 5th

MATTHEW B. PILCHER
more correctly known as
MATTHEW BARROW PILCHER, 5TH

Katherine J. Pilcher
More correctly known as
Katherine Jane Pilcher

KATHERINE J. PILCHER
more correctly known as
KATHERINE JANE PILCHER

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 24, 2015, by **MATTHEW B. PILCHER more correctly known as MATTHEW BARROW PILCHER, 5TH, and KATHERINE J. PILCHER more correctly known as KATHERINE JANE PILCHER,** husband and wife, who are personally known to me or have produced License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires March 1, 2016

Jana Drury
NOTARY PUBLIC

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Executed by the undersigned on November 24, 2015:

Matthew Barrow Pilcher V

AFFIANT

Matthew Barrow Pilcher V

PRINT NAME

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 24, 2015 by Matthew Barrow Pilcher 5th who is personally known to me or has produced License as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires March 1, 2016

Jana Drury

NOTARY PUBLIC

True Copy Certification

I, Angela N. Ward, do hereby make oath that I am ~~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.

Angela N Ward
Signature

State of Ohio

County of Montgomery

Personally appeared before me, Paula Stacy, a notary public for this county and state, ~~[name of person making certification]~~* who acknowledges that this certification of an electronic document is true and correct ~~and whose signature~~ I have witnessed.

*Angela N. Ward

Paula Stacy
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

NOTARY PUBLIC STATE OF OHIO

PAULA STACY
Notary Public
In and for the State of Ohio
My Commission Expires
February 14, 2016