This Instrument Prepared By:
CREEKSIDE TITLE & ESCROW, LLC
311 E. MAIN STREET, STE 5
HENDERSONVILLE, TENNESSEE 37075

ADDRESS NEW OWNER:
Thomas M Ward and wife
Sandy C Ward
814 Meridian Street
Nashville, TN 37207

SEND TAX BILL TO:
Same as owner

BILL GARRETT, Davidson County
Trans:T20150106599 DEEDQC
Recvd: 12/17/15 11:44 2 pgs
Fees:12.00 Taxes:0.00
20151217-0127004

MORTGAGEE:
NONE

MAP **82**
GROUP **7**
PARCEL **168.00**

This instrument is to correct an incorrect call in the description contained in the Quitclaim Deed of record in Insturment No. 201310230110462

CORRECTED
QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged and for the express purpose of carrying out the intent of this conveyance, **Thomas M Ward and Sancy C Ward,** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Thomas M Ward and Sandy C Ward,** hereinafter called the "GRANTEE", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 65, 66, and 67 on the East Nashville Real Estate Company's Plan of Lots, of record in Book 57, page 11, Register's Office for Davidson County, Tennessee, more particularly described according to survey made June 9, 1971, by Barge, Waggoner and Sumner Engineers, as follows:

Beginning at an iron pin located at the southeast corner of Arrington and Meridian Streets; thence along Arrington Street South 82 deg. 30' East, 160.00 feet to an iron pin; thence South 7 deg. 40' West, 176.00 feet to an alley; thence with the margin of said alley, North 82 deg. 30' West, 160.00 feet to an iron pin in the East margin of Meridian Street; thence North margin of same, North 7 deg. 40' East, 176.00 feet to the point of beginning.

Being the same property conveyed to Thomas M Ward and Sandy C Ward by Quitclaim Deed from Thomas M Ward dated 10/16/13 and filed for record on 10/23/13 of record in Book 201310230110462, said Register's Office for said County.

This is improved property known as 306 Arrington Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 15 day of December, 2015

Thomas M Ward

Sandy C Ward

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas M Ward and Sandy C Ward, the within named bargainors, with whom I am personally acquainted (or 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 this the 15 day of December, 2015.

My Commission Expires: 2/6/17

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

The actual value or consideration, whichever is greater, for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me on
this 15 day of December, 2015.

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/6/17