BILL GARRETT, Davidson County
Trans:T20160003739 DEEDWARR
Recvd: 01/14/16 14:10 3 pgs
Fees:18.00 Taxes:25.90
20160114-0004084

DEED OF CORRECTION

FROM: ALICE MOGAN AND HENRY W. MOGAN, GRANTORS

TO: CUYLER A. DUNBAR AND SANDRA M. DUNBAR GRANTEES

THIS INSTRUMENT PREPARED BY:
BENNETT & PRESSLEY, P.C.
2021 RICHARD JONES ROAD, STE 220
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: Cuyler A. Dunbar	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS 142-16-0A-064.00
(NAME) 609 2ND AVENUE NW	(NAME)	
(ADDRESS) CONOVER, NC 28613	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

This Deed of Correction is made on this 23rd day of December, 2015, by and between Alice Mogan, and husband Henry W. Mogan, hereinafter referred to as "Grantors" and Cuyler A. Dunbar and Sandra M. Dunbar, husband and wife, hereinafter referred to as "Grantees".

This Deed of Correction has been prepared for the purpose of correcting the affidavit of consideration to the proper amount of $472,000 from $465,000 which was the amount indicated on the Warranty Deed which conveyed the property in Instrument No. 20151214-0125646, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, in consideration of the premises, the Grantors, Alice Mogan, and husband Henry W. Mogan, do hereby bargain, sell and convey into the Grantees, Cuyler A. Dunbar and Sandra M. Dunbar, husband and wife, their successors and assigns, certain real property situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Phase Two of Devon Park of record in Plat Book 6250, Page 432, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Alice Mogan and husband, Henry W. Mogan by Warranty Deed from McKinley D. Moore and wife, Helen P. Moore of record in Instrument No. 20060310-0028206 dated March 8, 2006 and conveyed by Grantors herein to Grantees herein by Warranty Deed of record in Instrument No. 20151214-012564, in the Register's Office for Davidson County, Tennessee.

Said Property has an address of: 1105 Bedfordshire Ct., Nashville, Tennessee, 37221.

This conveyance is made subject to all matters affecting this property that may be shown on any applicable recorded Plan, all existing restrictions, setback lines and easements of record.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, it is lawfully seized and possessed of said land in fee simple, and has a good right to convey it, and that same is unencumbered.

Grantors further covenant and bind itself and its successors and assigns to warrant and forever defend the title to said land to Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantors and Grantees hereby execute this Deed of Correction on the respective notarization of signature dates reflected below.

Alice Mogan, Grantor

Henry W. Mogan, Grantor

SEE NEXT PAGE FOR GRANTEES' SIGNATURES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice Mogan and Henry Mogan, the within named Grantors, 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 11th day of January, 2019.

Commission Expiration Date: 5-6-19

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

Notary Public

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Sandra M. Dunbar, Grantee
By: Samuel C. Dunbar, Attorney in Fact

Cuyler A. Dunbar, Grantee
By: Samuel C. Dunbar, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Samuel C. Dunbar with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged herself to be the Attorney-in-Fact for the within named Sandra M. Dunbar and Cuyler A. Dunbar and being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2015.

Commission Expiration Date: 5-6-19

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $472,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2015.

Commission Expiration Date: 5-6-19

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

NOTE TO REGISTER: Transfer tax was previously paid on an erroneously stated consideration of $465,000 which should have been $472,000. Accordingly the additional transfer tax due and payable with this Deed of Correction is on the additional stated amount of incremental consideration of $7,000, which additional transfer tax amount is $ 25.90.