ADDRESS NEW OWNER:
Brandon Fowler
5310 Kentucky Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
same

MAP/PARCEL NO:
09107041000

Davidson County DEEDWARR
Recvd: 02/03/16 11:01 3 pgs
Fees:17.00 Taxes:0.00
20160203-0010501

DEED OF CORRECTION

Whereas, a Warranty Deed conveying the within described property to **Brandon M. Fowler**, has previously been executed by **L&S Development, LLC** and put of record in **Instrument No. 20151223-0128989**, Register's Office for Davidson County (the "Original Deed");

Whereas, the Original Deed was deficient or contained errors in the **Legal Description**; and

Whereas, the parties are executing this Deed of Correction in order to correct the errors in the Original Deed.

NOW, THEREFORE, For in the consideration of Zero dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged we, **L&S Development, LLC** and hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto the said, **Brandon M. Fowler**, hereinafter referred to as Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being **Lot No. 1213** of Block 185 on the Plan of Plan No. 1 West Nashville as of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to L&S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RITA G. KEEN, UNMARRIED, of record in Instrument No. 20150318-0023135, dated March 17, 2015, said Register's Office.

This is improved property known as: 5310 Kentucky Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract of parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that, as of the date of the Original Deed, the Grantor was lawfully seized and possessed of said tract and parcel of land in fee simple, and had a good right to convey same.

The Grantor does further covenant and bind itself and its representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantee and Grantee's heirs

and assigns against the lawful claims of all persons whomsoever arising on and before the date of the Original Deed.

Witness our hands this 29 day of February, 2016.

GRANTOR:

L&S DEVELOPMENT, LLC

By: Stephanie L. Lowe, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Stephanie L. Lowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of L&S Development, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of L&S Development, LLC, a Tennessee limited liability company and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 29 day of February, 2016.

Notary Public

My Commission Expires: 11/6/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Affiant

Sworn to and subscribed before me,
THIS 3rd DAY OF February, 2015.

NOTARY PUBLIC
My Commission Expires: 08/10/2018

MELISSA O. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2018

THIS INSTRUMENT PREPARED
BY: Paul F. Soper, Esq.
West End Title & Escrow
2323 21st Ave.,S., Ste. 502
Nashville, TN 37212
(615) 454-6251

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

