THIS INSTRUMENT PREPARED BY:
CHAPMAN & ROSENTHAL TITLE, INC.
2002 RICHARD JONES ROAD
SUITE 203A
NASHVILLE, TN 37215
CRT FILE NO. 15033255

BILL GARRETT, Davidson County
Trans: T20160012693 DEEDWARR
Recvd: 02/16/16 14:13 3 pgs
Fees: 17.00 Taxes: 0.00
20160216-0014486

DEED OF CORRECTION

FROM: **ESTATE OF ROBERT JOSEPH BECKHAM**

GRANTOR,

TO: **SARAI LEWIS, STEVEN PERKINS, AND JENNIFER L. PERKINS**

GRANTEE.

State of Tennessee
County of Davidson

The actual consideration for the transfer of this interest is $ - 0 - .

Affiant

Subscribed and sworn to before me this 8 day of February, 2016.

Notary Public

Commission Expiration Date

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	TAX INFORMATION
SARAI LEWIS, STEVEPERKINS, AND JENNIFER L. PERKINS	SAME New Owner	TAX PARCEL ID NO.
(NAME) 3924 COUCHVILLE PIKE	(NAME)	138-00-0-136.00
(ADDRESS) HERMITAGE, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

This Deed of Correction is made on this 8 day of February, 2016, by and between Estate of Robert Joseph Beckham ("Grantor"), and Sarai Lewis, married, and Steven Perkins and Jennifer L. Perkins, Husband and Wife, as joint tenants with right of survivorship ("Grantee").

This Deed of Correction has been prepared for the purpose of amending a prior Warranty Deed from Grantor to Grantee, said Warranty Deed having been recorded as Instrument No. 20150407-0030110 in the Register's Office for Davidson County, Tennessee.

This Deed of Correction is intended to correct an inadvertent error contained in the execution of the prior Warranty Deed as referenced above. **Said prior Warranty Deed contained an incorrect legal description and was not intended to convey the property described therein, but instead was intended to convey the real property described on Exhibit "A" attached to this Deed of Correction.**

NOW, THEREFORE, in consideration of the foregoing recitals, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, certain real property situated in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein.

This is unimproved property known as 0 Couchville Pike Hermitage, TN 37076

TO HAVE AND TO HOLD the same in fee simple absolute forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written. The Grantee has also executed this Deed of Correction for the purpose of attesting to the accuracy of the statements contained herein and to quitclaim, transfer and convey any and all of Grantee's rights, title and interest in the real property described in Instrument No. 20150407-0030110 except for that portion described on Exhibit "A" attached hereto.

GRANTOR:

ESTATE OF ROBERT JOSEPH BECKHAM

By: _____
John Ray Dorris, Sr., Executor

GRANTEE:

Sarai Lewis

Sarai Lewis

Steven Perkins by Sarai Lewis attorney in fact
Steven Perkins

Jennifer Perkins by Sarai Lewis attorney in fact
Jennifer Perkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Ray Dorris, Sr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Robert Joseph Beckham, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office this the 8 day of February 2016.

My Commission Expires: _____

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarai Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office this the 8 day of February, 2016.

My Commission Expires: _____

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarai Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Steve Perkins and Jennifer Perkins, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office this the 8 day of February, 2016.

My Commission Expires: _____

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

EXHIBIT A

BEING located in Davidson County, Tennessee, on the north side of Couchville Pike, and being a portion of the property of record in Deed Book 5440, Page 994, Register's Office, Davidson County, Tennessee. See Tax Map 138, Parcel 136.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the north margin of Couchville Pike, same being the southernmost corner of this tract and the westernmost corner of Joseph J. Melnyk (DB 5706, PG 540, RODCT); thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 02 degrees 58 minutes 23 seconds, a radius of 2083.10 feet, a tangent length of 54.06 feet, and a chord of North 48 degrees 16 minutes 29 seconds West 108.08 feet; thence along said curve an arc length of 108.09 feet to an iron rod in said margin; thence leaving road with line of Steven A. Perkins (DB 8691, PG 833, RODCT) North 36 degrees 09 minutes 32 seconds East 322.54 feet to an iron rod; thence North 88 degrees 06 minutes 56 seconds East 490.47 feet to an iron rod; thence with line of James Richard Lawrence Etal (DB 9840, PG 253, RODCT) South 01 degree 52 minutes 51 seconds East 440.09 feet to an iron rod at a post; thence with line of Alberta Finch (DB 2646, PG 627, RODCT), Horace Finch (IN 20121108-0103337, RODCT), and Joseph J. Melnyk North 81 degrees 32 minutes 21 seconds West 621.05 feet to the point of beginning containing 5.33 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 4, 2014.

Being part of the same property conveyed by Installment Deed from Al Phillips and Maurice W. Pinson doing business as Phillips & Pinson Co. to Robert J. Beckham as recorded on the 25th day of May, 1979 in Deed Book 5440, Page 994, Register's Office of Davidson County, Tennessee. Robert J. Beckham having since died and Last Will and Testament of Robert Joseph Beckham having been filed in Probate Docket No. 13P1916, in the Register's Office of Davidson County, Tennessee. Said Last Will and Testament having named John Ray Dorris, Sr. as Executor of the Estate of Robert Joseph Beckham. Robert J. Beckham and Robert Joseph Beckham being one and the same.