BILL GARRETT, Davidson County
Trans:T20160036036 DEEDWARR
Recvd: 05/02/16 12:20 2 pgs
Fees:12.00 Taxes:0.00
20160502-0042741

DEED OF CORRECTION	OATH OF CONSIDERATION:
	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF April, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES: 5/30/17

MADISON COUNTY, TENNESSEE PUBLIC SHEILA B. STEVENSON NOTARY EXP. 5/30/17

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC. 69 THOMPSON LANE NASHVILLE, TENNESSEE 37211 OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Jeffrey C. Strachan **1613 23rd Ave. North** **Nashville, TN 37208**	**Same**	**093 16 0 327.00**

DEED OF CORRECTION

(Instrument #20150312-0021477)

WHEREAS, by deed dated March 6, 2015, recorded at Instrument #20150312-0021477, in the Register's Office of Davidson County, Tennessee ("Prior Deed ") **Nancy J. Smith**, as grantor conveyed to **Jeffrey C. Strachan**, as grantee certain real property having an address of 113 Fain St., Nashville, Tennessee, 37210, located in Davidson County, Tennessee; and

WHEREAS, the legal description contained errors and was not accurate;

WHEREAS, the parties desire to amend the legal description on the prior deed to correctly and accurately describe said property;

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Nancy J. Smith**, agrees to amend the Prior Deed as follows:

1. Except as specifically modified or amended herein, all terms and provisions of the Prior Deed shall continue and remain in full force and effect;

2. The legal description shall now read as follows:

> Land in Davidson County, Tennessee, being a **portion** of Lot No. 8 on the Plan of Bransford Realty Company's Resubdivision of Weakley and Warren Resubdivision of Block D Hermitage Addition, of record in Plat Book **421**, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. (**This being the northern portion of lot 8- approximately 32 x 108**).
>
> Being the same property conveyed to Nancy J. Smith by Quitclaim Deed from Andrew L. Hereford dated February 27, 2015, recorded in Instrument #20150310-0020154 Register's Office Davidson County, Tennessee.

This the 28th day of April, 2016.

GRANTOR:

Nancy J. Smith

NANCY J. SMITH

GRANTEE:

Jeffrey C. Strachan

JEFFREY C. STRACHAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared NANCY J. SMITH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 28th day of ~~March~~ April, 2016.

Sheila B. Stevenson

Notary Public at Large

My Comm. Exp.: 5/30/17

SHEILA B. STEVENSON NOTARY PUBLIC MADISON COUNTY, TENNESSEE EXP. 5/30/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared JEFFREY C. STRACHAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 11th day of ~~March~~ April, 2016.

Sheila B. Stevenson

Notary Public at Large

My Comm. Exp.: 5/30/17

SHEILA B. STEVENSON NOTARY PUBLIC MADISON COUNTY, TENNESSEE EXP. 5/30/17