BILL GARRETT, Davidson County
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20160516-0048679

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No.: M16-1652C

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00

INSTRUMENT OF CORRECTION OF QUITCLAIM DEED

WHEREAS, by a Quitclaim Deed of record in Instrument No. 20160502-0042667, Register's Office for Davidson County, Tennessee, Josephine Phelps (the "Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Hampton & Phelps, LLC (the "Grantee"). The said Quit Claim Deed was executed by the Grantor and delivered to the Grantee on May 2, 2016, and then recorded on May 2, 2016 in Instrument No. 20160502-0042667, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake, said Quitclaim Deed contained an error in that it referenced the Grantor as Josephine Phelps rather than James Hampton and Austin J. Phelps, as tenants on common, as to a fee simple interest and Josephine Phelps, as to a life estate interest.

WHEREAS, Grantee has requested that the Grantor correct said error, and the Grantor have agreed to do so.

NOW, THEREFORE, for the purpose of correcting said error, and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned James Hampton and Austin J. Phelps, as tenants on common, as to a fee simple interest and Josephine Phelps, as to a life estate interest, (hereinafter called the "Grantors"), have bargained and sold, and by these presents does transfer and quitclaim to Hampton & Phelps, LLC, (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right title and interest in and to that 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 No. 25 on the Plan of Section Four, Phase Two, Forest View Park, as of record in Plat Book 5200, page 674, as amended in Book 6220, page 648, Register's Office for said County, to which plan reference and amendment are hereby made for a more complete accurate description of said lot.

Being the same property conveyed to Life Estate in Josephine Phelps and remainder in fee simple in James Hampton and Austin J. Phelps, as tenants in common by Quitclaim Deed (straw man) from Robert Greene, Trustee, dated June 15, 2014, recorded August 27, 2014, of record in Instrument No. 20140827-0078439, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Josephine Phelps, married by Warranty Deed from Harry Griffy, dated December 30, 2013, recorded January 2, 2014, of record in Instrument No. 20140102-0000397, said Register's Office.

This is improved property located at: 3024 Kinwood Drive, Antioch, TN 37013

Grantor does hereby reaffirm and ratify all limitations, restrictions and encumbrances made and provided in said Quitclaim Deed of record in Instrument No 20160502-0042667, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect Grantor vesting, as fully and effectively as if the entire instrument were copied herein verbatim, and said Quitclaim Deed are accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 12 day of May, 2016.

GRANTOR:

James Hampton

Austin J. Phelps

Josephine Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, James Hampton, 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 this 12 day of May, 2016.

Notary Public
My Commission Expires: 09/11/17

TAMARA J. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Austin J. Phelps, 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 this 12 day of May, 2016.

TAMARA J. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 09/11/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Josephine Phelps, 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 this 12 day of May, 2016.

Tamara J. Taylor
Notary Public
My Commission Expires: 09/11/17

