BILL GARRETT, Davidson County
Trans:T20160052096 DEEDWARR
Recvd: 06/20/16 11:00 2 pgs
Fees:12.00 Taxes:0.00
20160620-0062357

This instrument prepared by Richard A. Northcutt, Attorney
217 Pineway Drive, Nashville, TN 37217

DEED OF CORRECTION

Correction of Legal Description in Warranty Deed of record in Instrument 20030502-0058779, Register's Office for Davidson County, Tennessee.
Map #07509003800

WHEREAS, Joe Sam Hurt and wife, Dorothy Smith Hurt, as GRANTORS did, on or about the 30th day of April, 2003, execute and deliver to Andrew Ramos and wife, Donna Ramos, as GRANTEES, for the consideration therein mentioned, a Deed to certain property situated in Davidson County, Tennessee, and hereinafter more particularly described, which said conveyance is recorded in Instrument 20030502-0058779, Register's Office for Davidson County, Tennessee; and,

WHEREAS, in such conveyance, by mistake or inadvertence, the legal description is written as:

Land in Davidson County, Tennessee, beginning at a point, said point being the southeast corner of Lot No. 593, Section 6, Hermitage Hills Subdivision, Book 3300, page 10, RODC., said point of beginning also being the northwest corner of Tract No. 1, described above; thence along the east boundary line of above mentioned Lot No. 593, north 4 deg. 12' east 68.45 feet to a point, said point being the northeast corner of Lot No. 593; thence south 86 deg. 8' east, 16.0 feet to a point; thence south 4 deg. 12' west, 67.43 feet to a point; thence north 89 deg. 47' west, 16.04 feet to the point of beginning and containing 0.025 acres, more or less.

Being the same property conveyed to Joe Sam Hurt and wife, Dorothy Smith Hurt, by Quitclaim Deed from J. Morgan Hurt and wife, Ruth Hurt of record in Book 3614, Page 161, said Register's Office.

WHEREAS, to prevent difficulties hereafter, it is expedient to correct said errors:

NOW, THEREFORE, the said Dorothy Smith Hurt, unmarried, (Joe Sam Hurt having since died on October 5, 2013), GRANTORS, in consideration of the premises of One ($1.00) dollar to them paid by the said GRANTEES, which is hereby acknowledged, hereby grants, sells and conveys and confirms unto the said Andrew Ramos and wife, Donna Ramos, GRANTEES, their heirs and assigns forever, all of the following tract of land situated in the County of Davidson, State of Tennessee, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 593 on the Plan of Section Six, Hermitage Hills, of record in Book 3300, page 10, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joe Sam Hurt and wife, Dorothy Smith Hurt by deed from J. Morgan Hurt and wife, Ruth Wilson Hurt, of record in Book 3254, Page 575, said Register's Office.

Tract II:

Land in Davidson County, Tennessee, and further described as follows:

BEGINNING at a point, said point being the Southeast corner of Lot No. 593, Section Six, Hermitage Hills Subdivision, of record in Book 3300, page 10, said Register's Office, said point beginning also being the Northwest corner of Tract 1, described above; thence along the East boundary line of above mentioned Lot No. 593, North 4 deg. 12 min. East 68.45 feet to a point, said point being the Northeast corner of Lot No. 593; thence South 86 deg. 8 min. East 16.0 feet to a point; thence South 4 deg. 12 min. West 67.43 feet to a point; thence North 89 deg. 47 min. West, 16.04 feet to the point of beginning and containing 0.025 acres, more or less.

Being the same property conveyed to Joe Sam Hurt and wife, Dorothy Smith Hurt, by Quitclaim Deed from J. Morgan Hurt and wife, Ruth Hurt of record in Book 3614, Page 161, said Register's Office.

This is (X) improved property, known as 209 Bonnafield Drive, Hermitage, TN 37076

Together with all singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To have and to hold the same unto the said Andrew Ramos and wife, Donna Ramos, GRANTEES, and to their heirs and assigns, forever.

This is a correction deed given and accepted as such in substitution for such earlier deed of record in Instrument 20030502-0058779, dated April 30, 2003, and it shall be effectual as of, and retroactive to, such date. However, except as herein corrected, such corrected deed shall remain in full force and effect.

IN WITNESS WHEREOF the said parties have hereunto set their hands this 14 day of June, 2016.

GRANTORS

Dorothy S. Smith Hurt

Dorothy Smith Hurt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Dorothy Smith Hurt, 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 official seal at office, this 14 day of June, 2016.

My commission expires: February 28, 2017 Dwight Thomas Jr.

Notary Public

DWIGHT THOMAS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Commission Expires February 28, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Debbie Lester

Affiant

Subscribed and sworn to before me, this 17th day of JUNE, 2016.

My Commission Expires: 7.2.18

Notary Public

DeedofCorrection-Hurt.karen