THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
MAGNOLIA TITLE & ESCROW, INC.
1104 Fatherland St.
Nashville, TN 37206

BILL GARRETT, Davidson County
Trans: T20160071241 DEEDWARR
Recvd: 08/16/16 15:11 3 pgs
Fees: 17.00 Taxes: 0.00

20160816-0085506

INSTRUMENT FOR CORRECTION OF WARRANTY DEED

JAMES CHRISTOPHER ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 6, 2016

STATE OF TENNESSEE
COUNTY OF TENNESSEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF AUGUST, 2016.

NOTARY PUBLIC

My commission expires:

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRAD MEHAFFEY, *et ux.* 5220 Pennsylvania Ave. Nashville, TN 37209	Same as new owner	091-070-383.00

WHEREAS by Warranty Deed of record in Instrument No. 20150619-0058743, Register's Office for Davidson County, Tennessee, **REGAL HOMES CO., a Tennessee corporation ("GRANTOR")** conveyed the property described therein to **KATIE ELLISTON, unmarried and BRAD MEHAFFEY, unmarried ("GRANTEE")**; and

WHEREAS, by inadvertence, typographical error and mutual mistake, said deed conveyed the too much property to Grantee; and

NOW, THEREFORE, in order to correct said conveyance, this Instrument for Correction is made, and **REGAL HOMES CO., a Tennessee corporation**, for the consideration expressed in said former deed, has bargained and sold and by these presents does hereby transfer and convey unto the Grantee, **KATIE MEHAFFEY (F/K/A KATIE ELLISTON) and BRAD MEHAFFEY, WIFE AND HUSBAND,** her heirs and assigns that certain tract of land which is hereby agreed and understood that the legal description is to be correctly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1201 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, page 172, in the Register's Office for Davidson County, Tennessee, and the westerly 50.0 feet of 53rd Avenue North, formerly Twelfth Street as shown on said Plan and also shown on a plan attached to and part of Ordinance No. 711391, as of record in the Office of the Metropolitan Clerk, to which Plan reference is hereby made for a more accurate description thereof.

Expressly INCLUDED in this conveyance, but expressly EXCLUDED therefrom is the following property:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Re-subdivision of Part of a Closed Avenue on the Map of Plan No. 2 of West Nashville of record in Instrument No. 20150205-0011094, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is improved property more commonly known as 5220 Pennsylvania Ave., Nashville, TN 37209.

IN RETURN, **KATIE MEHAFFEY and BRAD MEHAFFEY, WIFE AND HUSBAND,** have bargained and sold and by these presents do hereby transfer and convey unto **REGAL HOMES CO., a Tennessee corporation,** its successors and assigns that certain tract of land which is hereby agreed and understood to be described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Re-subdivision of Part of a Closed Avenue on the Map of Plan No. 2 of West Nashville of record in Instrument No. 20150205-0011094, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Map/Parcel ID: 09107039100

(**NOTE**: Also included in the legal description in the conveyance made in Instrument No. 20150619-0058743 was Map/Parcel ID 09107000800 [more commonly known as 5300 Pennsylvania Avenue, Nashville, Davidson County, Tennessee and Lot 1203 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, page 172, R.O.D.C.]. However, this parcel had been previously conveyed by Regal Homes Co., a Tennessee Corporation to Whitney Pozgar in Instrument No. 20150528-0049170, R.O.D.C.. Because Regal Homes Co. no longer owned this property at the time of the conveyance being corrected here, it is considered an erroneous conveyance and does not require correction.)

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, in the fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Deed of record in Instrument No. 20150619-0058743, Register's Office for Davidson County, Tennessee, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 15 day of August, 2016.

REGAL HOMES CO., Grantor
By: STEVE REIGLE, Vice President

KATIE MEHAFFEY, Grantee

BRAD MEHAFFEY, Grantee

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, a Notary Public, Katie Mehaffey and Brad Mehaffey, 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 and seal, this the 15 day of ~~August~~, 2016.

Notary Public

My commission expires: 12/6/2016

JAMES CHRISTOPHER ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 6, 2016

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Steve Reigle, 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 Vice President of Regal Homes Co., a Tennessee corporation, the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Vice President.

Witness my hand and official seal at 10:10Am, Tennessee, this 15 day of AUGUST, 2016.

NOTARY PUBLIC

My Commission Expires: 12/6/2016

JAMES CHRISTOPHER ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 6, 2016