(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319
BILL GARRETT, Davidson County
Trans:T20160076810 DEEDWARR
Recvd: 09/01/16 14:07 2 pgs
Fees:12.00 Taxes:0.00
20160901-0092139

THIS INSTRUMENT PREPARED BY:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Christi L. Mooring
AFFIANT

Subscribed and sworn to before me this 23 day of August, 2016.

A. Scott Hubbard
NOTARY PUBLIC
My Commission Expires: 1-24-17

SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Christi L. Mooring
Anita J. Bugg
2600 and 2602 Bronte Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NO.
Map 072-10, Parcel 184.00
Map 072-10, Parcel 185.00

CORRECTIVE QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Christi L. Mooring, an unmarried woman, and Anita J. Bugg, an unmarried woman**, Grantor, for the purpose of correcting typographical errors in the legal description on the previous Corrective Warranty Deed filed of record in Instrument No. 20151112-0115182, Register's Office for Davidson County, Tennessee, and to establish a right of survivorship, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Christi L. Mooring, an unmarried woman and Anita J. Bugg, an unmarried woman, as Tenants in Common with the right of survivorship,** Grantee. Said property conveyed herein is described as follows:

Tract 1 (Parcel 184) Land in Davidson County, Tennessee, being the Southerly part of Lot No. 22 on the Plan of Eastmoor Place, a Subdivision by B. R. Kennedy of Part of Lots No. 3 & 4 and all of Lot No. 5 in Division of Mrs. Lucinda Litton's Land, filed of record in Plat Book 547, Pages 177 and 178, Register's Office for Davidson County, Tennessee, and more accurately described below.

Said part of Lot No. 22 begins at a point on the Westerly line of said Lot No. 22 and the Easterly margin of Bronte Avenue, 25 feet from the Southwest corner of Lot No. 21 in said subdivision; running thence South with the Easterly margin of said Avenue 25 feet to the Northeast corner of Lot No. 23 in said subdivision; thence Southwardly with the Easterly line of said Lot No. 23, 234.3 feet and in all 259.3 feet to a point; thence 70.5 degrees East 96.25 to a point; thence North 39 degrees East 277.3 feet to a point; thence North 70 1/2 deg. West 185 feet to the point of beginning.

Tract 2 (Parcel 185) Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Eastmoor Place, a Subdivision by B. R. Kennedy of Part of Lots No. 3 & 4 and all of Lot No. 5 in Division of Mrs. Lucinda Litton's Land of record in Plat Book 547, Page 177 and 178, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christi L. Mooring, unmarried and Anita J. Bugg, unmarried, by Warranty Deed, from K&D Werks, LLC, a Tennessee Limited Liability Company, dated August 31, 2015, of record in Instrument No. 20150901-0088916, Register's Office for Davidson County, Tennessee. Corrected by Corrective Warranty Deed, of record in Instrument No. 20151112-0115182, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This is improved property with an address of 2600 and 2602 Bronte Avenue, Nashville, TN 37216

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23 day of August, 2016.

Christi L. Mooring

Anita J. Bugg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christi L. Mooring, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 23 day of August, 2016.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Anita J. Bugg, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 23 day of August, 2016.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY