BILL GARRETT, Davidson County
Trans:T20160081821 DEEDWARR
Recvd: 09/19/16 11:14 2 pgs
Fees:12.00 Taxes:0.00
20160919-0098121

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160342TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Robert Clark	**Robert Clark**	
1605 14TH Ave N.	**221 Ashawn Blvd.**	**81-11-0-375.00**
Nashville, TN 37208	**Old Hickory, TN 37138**	

DEED OF CORRECTION

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael E. Carr and James L. Dunn**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Robert Clark** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being The southerly one-half of lot No. 273 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in book 21, page 41, Register's Office for said County.

Said part of lot No. 273 fronts 50 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed by F.G. Drake to James N. Dunn and wife Ethel V. Dunn by Warranty Deed of record in WD Book 1417, Page 424, Register's Office Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

This property is known as: 1605 14th Ave N., Nashville, TN 37208.

Through inadvertence and mistake, the Warranty Deed dated 03/24/2016, filed for record on 03/29/2016 in Instrument No. 20160329-0029399 contained one (1) typographical error as noted below:

1. **The legal description for the property is incorrect. The correct legal description is as follows, to wit:**

Being the southerly one-half of lot No. 273 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in book 21, page 41, Register's Office for said County.

Said part of lot No. 273 fronts 50 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

James L. Dunn is the sole surviving heir at law of Ethel V. Dunn and Michael E. Carr is the sole surviving heir at law of Mae June Bowman as evidenced by Affidavit of Heirship dated 3/11/2008, filed for record on 03/18/2008 in Instrument No. 20080318-0027012, Register's Office for Davidson County, Tennessee.

Therefore in order to comply with the intentions of the parties to said instrument and to conform with the requirements for the documents itself, the errors as noted above are hereby corrected and the documents amended to include and reflect the above reference date of 03/24/2016.

Executed on this 9th day of September, 2016

Michael E. Carr
Michael E. Carr
James L. Dunn by Michael E. Carr
His attorney in fact
James L. Dunn by Michael E. Carr, His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Michael E. Carr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand this 9 day of September 2016.

A. English
Notary Public

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12-17-18

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 9 day of September, 2016 before me personally appeared Michael E. Carr, to me known to be the person who executed the foregoing instrument in behalf of James L. Dunn, as his Attorney in Fact, evidenced by a Power of Attorney dated 3-21-16, filed for record on 3-29-16 in Instrument No. 20160329-0029398 Register's Office for Davidson County, Tennessee.

Sworn to and subscribed to me, the undersigned, this 9 day of September, 2016.

A. English
Notary Public

My Commission Expires: 12-17-16

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY