Davidson County	DEEDWARR
Recvd: 10/12/16 12:42	3 pgs
Fees:17.00 Taxes:0.00	
20161012-0107915	

FRN- 141455

STATE OF TENNESSEE)
COUNTY OF Williamson)
I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $0.00

AFFIANT

Sworn to and subscribed before me this 17th day of April, 2015

NOTARY PUBLIC My commission expires: 3-25-18

Map and Parcel No. 083 13 0 441.00

Address of New Owner:
Richard E & Amy Horner
1500 Lillian Street
Nashville, TN 37206

Send Tax Notices To:
Navy Federal Credit Union
P. O. Box 3340
Merrifield, VA 22119-3340

DEED OF CORRECTION

On September 10, 2014 , JVK Development LLC executed a Warranty Deed purporting to convey the real property described below to Richard E. Horner and Amy Horner, hereinafter referred to as Grantee, said Warranty Deed having been recorded on September 16, 2014, at Instrument Number 20140916-0084675, in the Register's Office for Davidson County, Tennessee.

Due to mistake and inadvertence, the Grantee on the face of said Warranty Deed was incorrectly set out as: "Richard Horner and Richard E. Horner, husband and wife" rather than as Grantee should have correctly been set out, as "Richard E. Horner and Amy Horner, husband and wife," hereinafter referred to as Grantee.

Grantor desires to and does hereby correct the said errors by executing this Deed of Correction in proper form, as set out below. All terms and conditions of the said Warranty Deed not inconsistent with the corrections made herein remain in full force and effect.

WHEREAS, for and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, JVK Development LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard E. Horner and Amy Horner, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, TN, Being the north part of Lots Nos. 157 and 158, Block "R", on the Map of Lindsley Home Place, of record in Book 2, Page 92, Chancery Court at Nashville, to which plan reference is hereby made for a complete description thereof.
Said part of said lots adjoin and front 100 feet on the southerly side of Lillian Avenue and run back between parallel lines along the east margin of South 15th Street, 107.5 feet to a dead line. Description is the same as in the previous deed of record.

Being the same premises conveyed to JVK Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jon D. Shuff, unmarried dated June 26, 2009 and recorded June 29, 2009 in Instrument No. 20090629-0060175, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1500 Lillian Street, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 John Stockdale, have hereunto set their signature, on this, the 17th day of April, 2014.

JVK Development, LLC

John Stockdale, member

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John Stockdale, 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 Member, and is authorized to execute the instrument on behalf of JVK Development, LLC, the within manes bargainor, and that he as such Member, executed the foregoing instrument for the purposed therein contained, by signing the name of the company by himself as Member.

WITNESS my hand and official seal of office, this 17th day of April, 2014.

Laurie Mathis Harris
NOTARY PUBLIC

My commission expires: 3-25-18

IN WITNESS WHEREOF, the said Richard E. Horner & Amy Horner have hereunto set their signature, on this, the 24 day of April, 2015.

Richard E. Horner

Amy Horner

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Richard E Horner & Amy Horner, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 24 day of April, 2015.

NOTARY PUBLIC

My commission expires: 8-17-2015

This Instrument Prepared By:

Foundation Title and Escrow Series, LLC
9175 Carothers Parkway, Ste. 110
Franklin, TN, 37067

When Recorded Return To:

Foundation Title and Escrow Series LLC
9175 Carothers Parkway, Ste. 110
Franklin, TN, 37067

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY