Davidson County DEEDWARR
Recvd: 11/04/16 10:11 6 pgs
Fees:32.00 Taxes:0.00
20161104-0116901

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $113,900.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2016.

Notary Public
My commission expires: 6-22-20

REX A. CHAMBERLAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

02-1604-49841

Address of New Owner:	Send Tax Bills to:	Tax Information:
James M. Walker	Fifth Third Mortgage Company	D 086-06-0A-
508 Chandler Place	5001 Kinsley Dr	501.00-CO
Hermitage TN 37076	Cincinnati, OH 45277	

WARRANTY DEED OF CORRECTION
(Reference Warranty Deed of record in Instrument No. 20160921-0099594, DCROD)

Whereas, Brian Mitchell Rooker executed a Warranty Deed dated September 15, 2016, of record in Instrument No. 20160921-0099594, in the Register's Office for Davidson County, Tennessee, conveying certain property to James M. Walker as Grantee; and

Whereas, through scrivener's error, said Warranty Deed fails to remove title from additional Grantors, namely, Debra Catalano and Stephanie Ladd; and

Whereas, through scrivener's error, said Warranty Deed fails to join Brian Mitchell Rooker, in his capacity as Executor of the Estate of Daphne C. Rooker, to convey interests of the estate in said property, if any, to Grantees;

Now, therefore, in consideration of the premises, the parties hereto execute this instrument so as to correct the Warranty Deed of record in Instrument No. 20160921-0099594, in the Register's Office for Davidson County, Tennessee, to read as follows:

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Mitchell Rooker an unmarried man, Debra Catalano a married woman and Stephanie Ladd a married woman** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James M. Walker an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Unit 508, together with the appurtenant interest in the common elements of Steeplechase Condominium, horizontal property regime established by Master Deed of record in Book 6816, Page 483, as amended in Book 7390, Page 1 and Instrument No. 20051216-0151253, in the Register's Office for Davidson County, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.
>
> Being the same property conveyed to Daphne C. Rooker, unmarried, by deed from Allison A. Hines, unmarried, dated February 28, 2006, recorded on March 21, 2006, of record in Instrument No. 20060321-0032103, Register's Office for Davidson County, Tennessee.
>
> Daphne C. Rooker having since died on November 20, 2015 leaving a Last Will and Testament filed for Probate in Docket No. 16P164, Davidson County Probate

Court. Pursuant to said Will, subject property was devised to Debra Catalano, Stephanie Ladd, and Brian Mitchell Rooker.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 508 Chandler Place, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Brian Mitchell Rooker, in his capacity as Executor of the Estate of Daphne C. Rooker, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

The subject property is neither the principal residence of any Grantors nor any spouses or any dependents..

WITNESS my hand this 20th day of OCTOBER, 2016.

Stephanie Ladd

Stephanie Ladd

STATE OF PENNSYLVANIA
COUNTY OF BERKS

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Stephanie Ladd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Wyomissing (city), PA (state), this 20th day of OCTOBER, 2016.

Notary Public

My commission expires: June 27, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen A Bednar, Notary Public
Wyomissing Boro, Berks County
My Commission Expires June 27, 2019

WITNESS my hand this 18th day of October, 2016.

Brian Mitchell Rooker,
Executor of the Estate
of Daphne C. Rooker

Brian Mitchell Rooker

STATE OF Michigan
COUNTY OF Muskegon

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brian Mitchell Rooker, individually and as Executor of the Estate of Daphne C. Rooker, deceased, 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 in the capacity and for the purposes therein contained.

Witness my hand in Muskegon (city), Michigan (state), this 18th day of October, 2016.

Irene Dempsey
Notary Public Irene Dempsey

My commission expires: 4-7-2022.

IRENE DEMPSEY
County of Muskegon
Notary Public - State of Michigan
My Commission Expires April 7, 2022

WITNESS my hand this 14 day of October, 2016.

Debra Catalano

STATE OF Pa.
COUNTY OF Snyder

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Debra Catalano**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Selinsgrove (city), PA (state), this 14th day of October, 2016.

Notary Public

My commission expires: 7/26/20

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Heather Bohn, Notary Public
Monroe Twp., Snyder County
My Commission Expires July 26, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Evelyn Watkins [Name of Notary], a notary public for this county and state, Karen Tindall [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/5/2019

{Notary' Seal}

