BILL GARRETT, Davidson County
Trans:T20160100023 DEEDWARR
Recvd: 11/14/16 10:07 3 pgs
Fees:17.00 Taxes:0.00
20161114-0119507

DEED OF CORRECTION

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
William Neal Birdwell and Kimberly Ann Birdwell	Same	00700000200
5952 Port Yakima		
Hermitage, TN 37076		

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Milliken.
PLLC.
1164 Nashville Pike
Gallatin, TN 37066

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me, this the 8 day of November, 2016.

Notary Public

My commission expires: 5/8/17

JACQUELINE M. BELOTE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WHEREAS, Martha C. Robison, unmarried had bargained, sold, transferred, and conveyed to William Neal Birdwell and Kimberly Ann Birdwell, husband and wife, that certain property of record in Instrument No. 20160920-0098971, Register's Office for Davidson County, Tennessee;

WHEREAS, the legal description incorrectly identified all of the property which was intended to be conveyed by all parties;

WHEREAS, the parties desire to correct the legal description to reflect the parties' intent to the legal description recorded in Instrument No. 20160920-0098971, it is the desire of the parties to also convey in the following:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows: Beginning at a stone, thence S 53 E 41 poles, S 35 W 2 poles, S 17, E 12 poles, S 42 E 27 ½ poles S 87, E 53 ¾ poles to a stone in county road; thence with said county road N 35 W 33 poles; W 26 E 14 poles; N 55 E 34 poles; N 33 E 12 ½ poles; N 39 W 32 poles to a stone; N 47 W 24 poles; S 75 W 28 poles S 85, W 75 poles to beginning, containing 55.57 acres.

Being the same property conveyed to Will Tally by deed from J. R. Williamson and wife, of record in Book 554, page 39, R.O.D.C. Tennessee, the said Will Talley having since died testate in Davidson County Tennessee on February 4, 1963, devising said property to his wife, Carrie Tally, said will being of record in Will Book 84, page 369, County Court Clerk's Office for Davidson County, Tennessee.

It Being the purpose and intent of this instrument to convey all the property belonging to Carrie Talley on the west side of Baker's Station Road and bounded on the south by the Hugh Lewis property, on the west by R. R. Birdwell, on the north by James Crawford property and on the east by the said Baker's Station Road.

BEING the same property conveyed to Martha C. Robison from Robert P. Robison, by Quit Claim Deed dated February 18, 2005, as Instrument No. 20050314-0027851, in the Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Robert P. Robison and wife, Martha C. Robison from Carrie Talley, by Warranty Deed dated November 11, 1965, as Book 4046, Page 788, in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:
Beginning at a point 465 feet right of the proposed center of State Route 11 (U.S. 41) at station 229+20; thence north 37 degrees 26 minutes 47 seconds west 394.24 feet to a point; thence north 14 degrees 10 minutes 15 seconds west 338 feet, more or less to a point; thence with Dennis W. Birdwell east boundary southeastwardly 80 feet, more or less to a point; thence with the Polly Mason east boundary southwardly 282 feet, more or less to a point; thence southeastwardly 416 feet, more or less to a point; thence north 53 degrees 37 minutes 7 seconds east 156.6 feet to the point of beginning containing 1.412 acres.
BEING part of the property conveyed by Carrie Talley to Robert P. Robison and wife Martha C. Robison of record in Book 4046, page788, Register's Office for Davidson County, Tennessee.

Witness my hand this 3 day of November, 2016.

Martha C. Robison

William Neal Birdwell

Kimberly Ann Birdwell

I hereby consent to the revised legal description as referenced in this Deed of Correction.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha C. Robison, the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3 day of November, 2016.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Neal Birdwell, the Grantee(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3 day of June, 2015.

My Commission Expires:_____

Notary Public

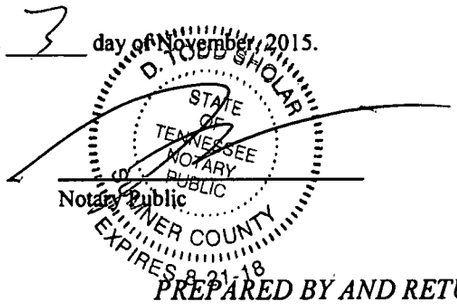
D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

STATE OF Tennessee
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Ann Birdwell, the Grantee(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3 day of November, 2015.

My Commission Expires:_____



Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066