THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Davidson County DEEDWARR
Recvd: 11/30/16 14:36 4 pgs
Fees:22.00 Taxes:0.00
20161130-0125774

Corrective Warranty Deed

File No: 832141

THIS INDENTURE, made and entered into this 23 day of November, 20 16, by and between Noel D. Lorson and Mathew S. Hartin, party of the first part, Noel D Lorson and Matthew S Hartin, her husband
and party of the second part,

BEING the same premises which John Christopher Kindt, unmarried in deed dated 02/28/2006 and recorded 03/02/2006 in the DAVIDSON County Recorder's Office in Deed Book Volume Insturment #20060302-0024360, page , granted and conveyed to Noel D. Lorson and Mathew S. Hartin, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

NOEL D LORSON

MATTHEW S HARTIN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Noel D Lorson & Matthew S Hartin

_____ to me known to be the person __ described in and who executed the foregoing instrument, and acknowledged that __ he __ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 23 day of Nov, 2016.

Notary Public

My commission expires: 12/6/19

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

My Comm. Exp. 12/6/19

PROPERTY ADDRESS: 1625 Gartland Avenue Nashville TN 37206

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE NORTH PART OF LOT NO. 81 ON THE PLAN OF LOCKLAND OR CHADWELL HOME PLACE IN EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 135, AND BEING KNOWN AS TRACT 1 OF SAID PART OF LOT NO. 81, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST INTERSECTION OF GARTLAND AVENUE AND NORTH 17TH STREET, WHICH GARLAND AVENUE IS SHOWN ON THE PLAN OF ITS EXTENSION TROUGH LOT 81, OF RECORD IN BOOK 547, PAGE 104, SAID REGISTER'S OFFICE; THENCE, ALONG THE NORTH MARGIN OF GARTLAND AVENUE WESTERLY 56.1 FEET TO THE CORNER OF TRACT 1 AND 2; THENCE, WITH THE LINE BETWEEN SAID TRACTS NORTHERLY 146 FEET, MORE OR LESS, TO THE SOUTH MARGIN OF AN ALLEY; THENCE, WITH THE MARGIN OF THE SAME
EASTERLY 55.3 FEET TO THE WEST MARGIN OF NORTH 17TH STREET, THENCE, WITH THE MARGIN OF THE SAME SOUTHERLY 146.6 FEET TO THE POINT OF BEGINNING

Being the same property as conveyed from John Christopher Kindt, unmarried to Noel D. Lorson and Mathew S. Hartin as set forth in Deed Instrument #20060302-0024360 dated 02/28/2006, recorded 03/02/2006, DAVIDSON County, TENNESSEE.

Tax ID: 083-10-0-140.00

True Copy Certification

I, Rozanne Clough, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Steven Bieranowski, a notary public for this county and state, Rozanne Clough 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: Mar 9, 2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020