16-1-60

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Transfer Taxes paid in Instrument 201611230123739

BILL GARRETT, Davidson County
Trans:T20170001584 DEEDWARR
Recvd: 01/06/17 12:12 2 pgs
Fees:12.00 Taxes:0.00
20170106-0001825

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

CORRECTIVE WARRANTY DEED

(This Corrective Warranty Deed is being executed to correct the derivation of record in Instrument 201611230123739)

THIS INDENTURE is made and entered into this 18th day of November, 2016 by and between Marion M. Mitchell nka Marion M Grant, hereinafter referred to as GRANTOR, and Leonardo Torres Torres and Maria Del Socorro Reyes Romero husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of The Country, Section Four-A, as of record in Book 5200, pages 138 and 139, Register's Office for said County.

Said Lot No. 112 fronts 102.63 feet on the east side of Autumn Drive and extends back 175.04 feet on the north line and 181.50 feet on the south line to a dead line measuring 19.92 feet thereon.

Being the same property conveyed to Marion R. Mitchell, by Warranty Deed, from Randall Phillips Builders, Inc., dated April 8, 1980, recorded April 9, 1980, of record in Book 5588, page 891, Register's Office for Davidson County, Tennessee. Marion R. Mitchell is now know as Marion M. Grant.

The above referenced property has never been the marital residence of Marion M. Grant and Robert A. Grant.

This is [X] improved [ ] unimproved property known as: 3209 Autumn Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Marion M Grant
Marion M. Mitchell nka Marion M Grant

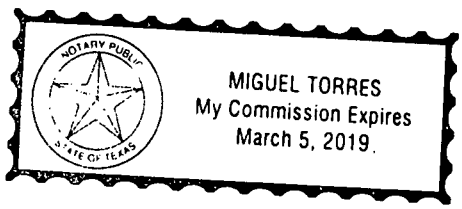
INDIVIDUAL
STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, a Notary Public of said county and state, Marion M. Mitchell nka Marion M Grant, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of November, 2016.

Notary Public

My Commission Expires: March 5 2019



Name and Address of Property Owner:
Leonardo Torres Torres and Maria Del Socorro Reyes Romero
3209 Autumn Drive, Antioch, TN 37013

Send Tax Statements to:

New Owner

Map & Parcel: 15007013100

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $165,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Leslie McCallum
Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of November, 2016.

Notary Public

My Commission Expires: _____



RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-611