BILL GARRETT, Davidson County
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This Instrument Prepared By:
Angus Gillis, III Attorney
SCHULMAN, LeROY & BENNETT, P.C.
PO Box 190676
Nashville, TN 37219-0676

DEED OF CORRECTION

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP-PARCEL NOS.
Nancy C. Redden	Nancy C. Redden	064 12 0A 332.00
332 Thunder Place	332 Thunder Place	
Hermitage, TN 37076	Hermitage, TN 37076	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This Deed of Correction is to correct the Warranty Deed of Record as Instrument No. 20160526-0053054, Register's Office for Davidson County, Tennessee. No consideration is being given for this transfer over and above the consideration reflected in the Deed recorded as Instrument No. 20160526-0053054, Register's Office for Davidson County, Tennessee.

Jack K. Redden, Jr.

SWORN TO AND SUBSCRIBED before me this 10th day of December, 2016.

Notary Public

ANNE-MARIE HORN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Commission Expires: 03/24/2020

This Deed of Correction is made and entered into on this the 10th day of DEC., 2016 by and between Jack K. Redden, Jr. and Emily R. Gardner, Grantors, and Nancy C. Redden, Grantee. This Deed of Correction corrects the Warranty Deed of record as Instrument No. 20160526-0053054, Register's Office for Davidson County, Tennessee.

This Deed of Correction is being executed for several reasons. The first reason is to set forth certain facts showing why the Warranty Deed was executed. Such information should allow a third party to understand the source of Nancy C. Redden's title. The facts are as follows:

1. The Warranty Deed of record as Instrument No. 20160526-0053054 in the Register's Office of Davidson County Tennessee reflects that Jack K. Redden and wife, Jane L. Redden, became the owners of the real property hereinafter described by Warranty Deed from Fox Run Company, a Tennessee Corporation. The Deed conveying the property described below to Jack K. Redden and wife, Jane L. Redden was filed of record on August 12, 1987 in Book 7324, Page 225, Register's Office for Davidson County, Tennessee. The Warranty Deed of record as Instrument No. 20160526-0053054 Register's Office of Davidson County, Tennessee further reflects that Jane L. Redden had since passed away. Jane L. Redden predeceased Jack K. Redden a/k/a Jack K. Redden, Sr. Jack K. Redden married Nancy C. Redden a/k/a Nancy Jackson Redden after the death of Jane L. Redden.

2. The Warranty Deed of record as Instrument No. 20160526-0053054 failed to indicate that Jack K. Redden, Sr. died on September 25, 2015, leaving a Last Will and Testament dated April 27, 1989. His estate is being handled in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 16P425. All special bequests under the Will have been satisfied. There were no claims against the estate. A release from the Tennessee Department of Revenue has been filed with the Court. A release from TennCare has also been filed. In Article IV of the Last Will and Testament of Jack K. Redden, Sr. a/k/a Jack K. Redden, he left all of his residuary estate, whether real, personal or mixed in equal shares to Jack K. Redden, Jr. and Emily R. Gardner. These individuals are his only children. Jack K. Redden, Jr. and Emily R. Gardner became tenants in common of the real property described below. Such ownership was subject to the right of Nancy C. Redden to live in the property described below for a period of one (1) year after the death of Jack K. Redden, Jr. without cost to her other than utilities and household expenses she might incur.

3. The right of Nancy C. Redden to live in the property described below for a period of one year after the death of Jack K. Redden without cost to her other than utilities and household expenses she might incur was set forth in a Prenuptial Contract dated August 10, 1998, which was filed in Case No. 16P425. The Prenuptial Contract was between Jack K. Redden, Sr. and Nancy C. Jackson (now "Nancy C. Redden").

4. Jack K. Redden, Jr. and Emily R. Gardner, a/k/a Emily J. Gardner, are the Co-Executors of the Estate of Jack K. Redden, Sr. The Warranty Deed of record as Instrument No. 20160526-0053054 was executed in part to satisfy the right of Nancy C. Redden to live in the property described below for a period of one (1) year after the death of Jack K. Redden, Sr. without cost to her other than utilities and household expenses she might incur. The fee ownership of the property described below was conveyed to Nancy C. Redden at less than the fair market value of the property because Nancy C. Redden already had the right to live in the property for a period of one year without cost to her other than utilities and household

expenses she might incur.

5. Both Jack K. Redden Jr. and Emily R. Gardner are married. Neither of these individuals or their spouses have occupied the property described below as their principle residence. Both of these individuals owned their own homes with their spouses during the entire time that Jack K. Redden and Nancy C. Redden were married. The spouses of Jack K. Redden Jr. and Emily R. Gardner have no marital rights in the property.

In order to provide a clear title to Nancy C. Redden, Jack K. Redden, Jr. and Emily R. Gardner hereby sell, transfer and convey to Nancy C. Redden the property hereinafter described. This conveyance, which is made at a price below the fair market value of the property, fully satisfies the right that Nancy C. Redden has under the Prenuptial Contract to live in the property for a period of one (1) year without cost to her other than utilities and household expenses she might incur.

The property being conveyed pursuant to this Deed of Correction is described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 332, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Jack K. Redden and wife, Jane L. Redden by Warranty Deed from Fox Run Company, Inc., a Tennessee Corporation, filed for record on 08/12/1987 in Book 7324, Page 225, Register's Office for Davidson County, Tennessee. Jack K. Redden, Sr. died on September 29, 2015. He left a Last Will and Testament dated April 27, 1989, which was admitted to probate in the Seventh Circuit Court of Davidson County, Nashville, Tennessee under Docket No. 16P425. Jack K. Redden, Sr.'s wife at the time the Will was executed, Jane L. Redden, predeceased Jack K. Redden, Sr. Jack K. Redden, Sr. later married Nancy C. Redden. There was an Prenuptial Contract between Jack K. Redden, Sr. and Nancy C. Redden, which gave Nancy C. Redden the right to live in the above-referenced condominium for a period of one (1) year without costs to her other than utilities and household expenses she might incur.
>
> Jack K. Redden, Jr. and Emily R. Gardner are the Co-Executors of the Estate of Jack K. Redden, Sr. No claims have been filed against the estate, and the time to file claims has expired. The necessary release from the Tennessee Department of Revenue has been filed. A Release from the Bureau of TennCare has likewise been obtained. Since there are no claims that could be filed against the estate, title to this property vested by operation of law in Jack

K. Redden, Jr. and Emily R. Gardner.

This is IMPROVED property known as 332 Thunder Place, Hermitage, Tennessee 37076.

This description is taken from the Warranty Deed of record in Book 7342, Page 225, Register's Office of Davidson County, Tennessee. The preparer of this deed has not performed a title search.

The Warranty Deed of record as Instrument No. 20160526-0053054 Register's Office of Davidson County Tennessee is further corrected to show that the property described above is conveyed subject to the following:

1. The Plan of record in Book 6250, Page 118, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines;

2. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, Page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, Page 516, said Register's Office, and Second Deed of Correction of record in Book 5936, Page 301, said Register's Office, and amended by Deed of Amendment to Master Deed of record in Book 6370, Page 817, said Register's Office;

3. Taxes for the current year have been pro-rated and the liability for payment of such taxes has been assumed by the Grantee;

4. Instrument of record in Book 8035, Page 646, Register's Office for Davidson County, Tennessee, pursuant to which the Fox Run Homeowner's Association granted to the First Suburban Water Utility District of Davidson County, Tennessee an easement to construct and maintain a force main across a portion of the common area of Section One of Fox Run Condominium Apartments as shown on Plan of record in Deed Book 4860, Page 52, Register's Office for Davidson County, Tennessee;

5. Amendment to By-Laws of Fox Run, Section One and Two, a Condominium of record in Book 8510, Page 100, Register's Office for Davidson County, Tennessee;

6. Amended and Restated Bylaws (rev. 4/23/12) of Fox Run Condominium recorded as Instrument No. 20120620-0053936, Register's Office for Davidson County, Tennessee;

7. Amendment to Master Deed Fox Run, Section Two, recorded in Book 8510, Page 95, Register's Office for Davidson County, Tennessee; and

8. Amendment to Master Deed Fox Run, Section One, recorded in Book 8510, Page 92, Register's Office for Davidson County, Tennessee.

Easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

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, have 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.

Nancy C. Redden has executed this Deed of Correction to show that she consents to and agrees to the corrections as set forth herein to the Warranty Deed of record as Instrument No. 20160526-0053054 Register's Office of Davidson County Tennessee.

In testimony whereof, the Grantors have affirmed their signature on the day and date first above written.

Jack K. Redden, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Ann-Marie Horn a Notary Public, Jack K. Redden, Jr., with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Hermitage, Tennessee, on this the 10th day of December, 2016.

Notary Public

My Commission Expires: 03/24/2020

ANNE-MARIE HORN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Emily R. Gardner

Emily R. Gardner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Ann-Marie Horn, a Notary Public, Emily R. Gardner, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Hermitage, Tennessee, on this the 10th day of December, 2016.

Notary Public

My Commission Expires: 03/24/2020

ANNE-MARIE HORN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Nancy C. Redden

Nancy C. Redden

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Ann-Marie Horn, a Notary Public, Nancy C. Redden, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Hermitage, Tennessee, on this the 10th day of December, 2016.

Notary Public

My Commission Expires: 03/24/2020

ANNE-MARIE HORN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY