Davidson County DEEDWARR
Recvd: 01/18/17 09:35 4 pgs
Fees:22.00 Taxes:0.00
20170118-0005183

Prepared By and Returnable to:
Bone McAllester Norton PLLC (dma)
511 Union Street, Suite 1600
Nashville, Tennessee 37219

DEED OF CORRECTION

THIS DEED OF CORRECTION, made and effective as of this 9th day of January, 2017 ("Effective Date"), by and between Daron Hall, Sheriff for Davidson County, Tennessee (the "Grantor"), and Michael Hill (the "Grantee"); Grantor and Grantee are collectively referred to as "Parties" and separately as "Party").

W I T N E S S E T H:

WHEREAS, by *Sheriff's Deed* dated and recorded August 19, 2016, in the Register's Office for Davidson County, Tennessee, at Instrument No. 20160819-0087184 (the "Deed"), Grantor conveyed the real estate which is hereinafter more particularly described to Grantee and for which the conveyance tax was paid, as recorded in the Deed cited above; and

WHEREAS, the Parties wish to correct the Deed to expressly show the signature of Daron Hall, as Sheriff for Davidson County, and not via counsel, as was provided in the original Deed, which the Parties contend was a valid and effective conveyance of the Property to Grantee; and

WHEREAS, to avoid any doubt about the Deed, the Parties desire to correct and reform the Deed in order to provide the signature of Daron Hall, as Sheriff for Davidson County.

NOW, THEREFORE, in consideration of the sum of one dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Deed is hereby corrected and reformed to show the signature of Daron Hall, as Sheriff for Davidson County, as Grantor the property described in the Deed and further described as follows (the "Property"):

Land located in Davidson County, Tennessee, being Unit B-36 (102), Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee as of record in Plat Book 5200, pp. 179-182, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to George S. Neal by deed from Jean Arnold, General Partner of Madison Park Associated, Ltd., a limited partnership, of record in Book 6017, page 890, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle Neal, by *Quitclaim Deed* dated October 25, 1988, of record at Book 7688, Page 611, Register's Office for Davidson County, Tennessee.

Map/Parcel Number: Map/Parcel 043-10-0-A-028.00

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. This instrument is prepared without benefit of title search or abstract, and the preparer gives no opinion as to title.

WITNESS my hand this 10 day of January, 2017.

Davidson County Sheriff

Michael Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, D Shirley D Bean, a Notary Public of this county, Daron Hall, Sheriff for Davidson County, Tennessee and not Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 10 day of January, 2017.

SHIRLEY D. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: May 8, 2017

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00. Conveyance tax previously paid at Instrument No. 20160819-0087184, Register's Office for Davidson County, Tennessee.

Affiant

WITNESS my hand and seal at office this 11 day of January, 2017.

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

NOTARY PUBLIC

My Commission Expires: 7-30-17

Michael Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Don Keith Head III, a Notary Public in and for said County and State, Michael Hill, the maker herein named, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 11 day of January 2017.

NOTARY PUBLIC

My Commission Expires: 7-30-17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

