BILL GARRETT, Davidson County
Trans:T20170005967 DEEDQC
Recvd: 01/20/17 15:07 4 pgs
Fees:22.00 Taxes:0.00
20170120-0006715

METRO GOVT OF NASHVILLE & DAVIDSON CO
2017 JAN -9 AM 9:05
METRO DEPT. OF LAW

This Instrument Prepared By:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37027
P12-16380-MW

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed of record in Instrument Number 20120604-0048365, in the Register's Office for Davidson County, Tennessee, CHARLES E. HOWARD and wife, CHRISTINE C. HOWARD conveyed a certain real property of land in Davidson County, Tennessee, to THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the legal description of the property intended to be conveyed, which was described as follows:

> Lying and being in Davidson County, Tennessee, and being more particularly described as follows:
>
> Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 on the Map of River View Subdivision of record in Book 547, Pages 93, 94, and 95, Register's Office for said County.
>
> Said Lot No. 7 fronts 50 feet on the westerly side of River View Avenue and runs back 210 feet on the southerly line and 190 feet on the northerly line to a low water mark of Cumberland River and measures 45 feet thereon.
>
> Said Lot No. 8 fronts 50 feet on the westerly side of River View Avenue and runs back 190 feet on the southerly line and 165 feet on the northerly line to a low water mark of Cumberland River and measures 45 feet thereon.
>
> Being the same property conveyed to Charles E. Howard and wife, Christine C. Howard by deed from Cynthia L. Frakes, f/k/a Cynthia L. Wise, a/k/a Cynthia Limbaugh-Frakes and husband, Scott Frakes, as of record in Book 11443, Page 560, Register's Office for Davidson County, Tennessee.

WHEREAS, the legal description contained only Lots Nos. 7 & 8 instead of Lots Nos. 7, 8, 9, & 10, which was intended to be conveyed;

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantees, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

METRO DEPT. OF LAW
2016 SEP 29 AM 9:10
METRO GOVT OF NASHVILLE & DAVIDSON CO

TRACT ONE:

PARCEL ONE

Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 on the Map of River View Subdivision of record in Book 547, Pages 93, 94, and 95, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of River View Avenue and runs back 210 feet on the southerly line and 190 feet on the northerly line to a low water mark of Cumberland River and measures 45 feet thereon.

Said Lot No. 8 fronts 50 feet on the westerly side of River View Avenue and runs back 190 feet on the southerly line and 165 feet on the northerly line to a low water mark of Cumberland River and measures 45 feet thereon.

PARCEL TWO

Land in Davidson County, Tennessee, being Lot 9 on the Map of River View Subdivision of record in Book 547, Pages 93-95, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Howard and wife, Christine C. Howard by deed from Cynthia L. Frakes, f/k/a Cynthia L. Wise, a/k/a Cynthia Limbaugh-Frakes and husband, Scott Frakes, as of record in Book 11443, Page 560, Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot 10 on the Plan of River View Subdivision of record in Book 547, Pages 93-95, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Howard and wife, Christine C. Howard by Quitclaim Deed from Charles Edward Howard, dated April 12, 2012 and recorded in April 12, 2012 in Instrument No. 20120412-0031372, said Register's Office. Also being the same property conveyed to Charles E. Howard by Quitclaim Deed from Richard Charles Howard, dated April 11, 2012 and recorded in April 12, 2012 in Instrument No. 20120412-0031280, said Register's Office. Also being the same property conveyed to Richard Charles Howard by Quitclaim Deed from Charles E. Howard, dated May 30, 2008 and recorded in June 6, 2008 in Instrument No. 20080606-0058231, said Register's Office. Further being the same property conveyed to Charles E. Howard by Special Warranty Deed from AmSouth Bank, Executor of the Estate of Hallie Taylor Warner, dated November 10, 2000 and recorded November 13, 2000, in Instrument No. 20001113-0112540, said Register's Office.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument Number 20120604-0048365, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 26 day of Sept. 26, 2016.

GRANTORS:

Charles E. Howard

Christine C. Howard

GRANTEES:

Metropolitan Government of Nashville
and Davidson County, Tennessee

BY: Thomas K. Palko

ITS: Assistant Director

ACKNOWLEDGEMENTS CONTAINED ON THE FOLLOWING PAGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Charles E. Howard and wife, Christine C. Howard the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26th day of September, 2016.

Notary Public

My commission expires: 7-3-17

ROBERT H GETTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas K. Palko with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Thomas K. Palko of the Metropolitan Government of Nashville and Davidson County, Tennessee the within named bargainor, and that he/she as such Director OF Stormwater being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Metropolitan Government of Nashville and Davidson County, Tennessee by Thomas K Palko as Director of Stormwater

Witness my hand, at Office, this 26th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017

My commission expires:

MAXINE STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-.

AFFIANT

Sworn to and subscribed before me this the 26th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 7-3-17

ROBERT H GETTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY