THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, Tennessee 37204

Davidson County DEEDQC
Recvd: 02/08/17 13:54 7 pgs
Fees:37.00 Taxes:0.00
20170208-0013331

New Owner:
Warthal Hawkins, Jr.
Cassandra Hawkins
1604 23rd Avenue North
Nashville, TN 37208

Send Tax Bills to:
SAME

Map & Parcel:
08115063000

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 14th day of February, 2017.

My commission expires: 5-24-2017

Notary Public

DEED OF CORRECTION
QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property to **Warthal Hawkins, Jr. and Cassandra Hawkins,** from **Warthal Hawkins, Jr., Torrie Ibe, LaVenia Smithand Jennifer Hawkins Robertson Holmes, the heirs at law of Rose Vance Hawkins (a/k/a Gennifer Hawkins),** has been previously been executed and put of record in **Instrument Number 20161219-0132715**, Register's Office for Davidson County, Tennessee,

Land in Davidson County, Tennessee, being Lot No. 129 on the map of S.A. Champion's Subdivision of record in Book 161, Page 132, Register's Office for said county.

Said Lot fronts 50 feet on the easterly side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rose Vance Hawkins and Cassandra Hawkins, married from Rose Vance Hawkins by Quitclaim Deed on September 17, 2001, of record in Instrument Number 20010926-0105091, Register's Office for Davidson County, Tennessee.

Being the same property left to Harold N. Vance by Nettie Gordon having since died on July 20, 1986, Affidavit of Heirship on September 9, 1987, of record in Book 7404, Page 243, Register's Office for Davidson County, Tennessee. Further conveyed to Robert E.L. Sutton, Trustee from Harold N. Vance and then to a joint tenancy in which Harold N. Vance owns one-third interest and Walt Hawkins, Sr., and wife, Rose Vance Hawkins, owns two-thirds interest by Quitclaim Deed on November 9, 1987, of record in Book 7420, Page 632, Register's Office for Davidson County, Tennessee. Further conveyed to Rose Vance Hawkins from Harold N. Vance by Quitclaim Deed on May 16, 1989, of record in Book 7847, Page 616, Register's Office for Davidson County, Tennessee. Walt Hawkins, Sr., having since died on 8/15/1988 leaving Rose Vance Hawkins solely vested in said property. Further conveyed to Rose Vance Hawkins and Cassandra Hawkins, married by Quitclaim Deed on September 17, 2001, of record in Instrument Number 20010928-0105091, Register's Office for Davidson County, Tennessee.

and

WHEREAS, the said Quitclaim Deed was deficient or contained errors in that it conveyed the wrong legal description as described above.

and

WHEREAS, the parties execute this Deed of Correction for the purpose of correcting the errors and deficiencies in the above described instrument.

NOW, THEREFORE, FOR IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Warthal Hawkins, Jr., Torrie Ibe, LaVenia Smithand Jennifer Hawkins Robertson Holmes, the heirs at law of Rose Vance Hawkins (a/k/a Gennifer Hawkins)**, hereinafter referred to as Grantors, have bargained and sold, and by these presents transfer and convey unto the said **Warthal Hawkins, Jr. and Cassandra Hawkins,** hereinafter referred to as Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Map of S.A. Champions Subdivision, as of record in Book 161, Page 132, Register's Office for said County.

Said Lot No. 131 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Rose Hawkins and Gennifer Hawkins from L.B. PAYNE by Warranty Deed on August 14, 1987, of record in Book 7325, Page 996, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of the said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except, 2017 taxes which have been prorated and are assumed by the Grantees.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whosoever.

WITNESS our hands this 4th day of January, 2017.

GRANTORS:

WARTHAL HAWKINS, JR.

TORRIE IBE

[redacted]
LAVENIA SMITH

JENNIFER HAWKINS ROBERTSON HOLMES

GRANTEES:

WARTHAL HAWKINS, JR.

CASANDRA HAWKINS

STATE OF TENNESSEE

COUNTY OF Davidson

On this 4th day of February, 2017, before me, personally appeared **Warthal Hawkins, Jr.** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires:

5-24-2017

STATE OF TENNESSEE

COUNTY OF Davidson

On this 4th day of February, 2017, before me, personally appeared **Torrie Ibe** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires:

5-24-2017

STATE OF TENNESSEE

COUNTY OF _____

On this _____ day of _____, 20____, before me, personally appeared **Lavenia Smith,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires:

STATE OF SC

COUNTY OF Richland

On this 2 day of February 2017, before me, personally appeared **Jennifer Hawkins Robertson Holmes,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Stephanie T. Johnson

NOTARY PUBLIC

My Commission Expires: 4/19/2022

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of February, 2017, before me, personally appeared **Warthal Hawkins, Jr.** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires:

5.24.2017

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of February, 2017, before me, personally appeared **Cassandra Hawkins,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires:

5.24.2017

errors and deficiencies in the above described instrument.

NOW, THEREFORE, FOR IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Warthal Hawkins, Jr., Torrie Ibe, LaVenia Smithand Jennifer Hawkins Robertson Holmes, the heirs at law of Rose Vance Hawkins (a/k/a Gennifer Hawkins)**, hereinafter referred to as Grantors, have bargained and sold, and by these presents transfer and convey unto the said **Warthal Hawkins, Jr. and Cassandra Hawkins,** hereinafter referred to as Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Map of S.A. Champions Subdivision, as of record in Book 161, Page 132, Register's Office for said County.

Said Lot No. 131 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Rose Hawkins and Gennifer Hawkins from L.B. PAYNE by Warranty Deed on August 14, 1987, of record in Book 7325, Page 996, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of the said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except, 2017 taxes which have been prorated and are assumed by the Grantees.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whosoever.

WITNESS our hands this 26th day of January, 2017.

GRANTORS:

[redacted]

WARTHAL HAWKINS, JR.

[redacted]

TORRIE IBE

LaVenia Smith

LAVENIA SMITH

[redacted]

JENNIFER HAWKINS ROBERTSON HOLMES

GRANTEES:

[redacted]

WARTHAL HAWKINS, JR.

[redacted]

CASANDRA HAWKINS

STATE OF TENNESSEE

COUNTY OF _____

On this _____ day of _____, 20_____, before me, personally appeared **Warthal Hawkins, Jr.** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____

NOTARY PUBLIC

My Commission Expires:

_____

STATE OF TENNESSEE

COUNTY OF _____

On this _____ day of _____, 20_____, before me, personally appeared **Torrie Ibe** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____

NOTARY PUBLIC

My Commission Expires:

_____

STATE OF ~~TENNESSEE~~ Illinois

COUNTY OF Cook

On this 20th day of January, 2017, before me, personally appeared **Lavenia Smith,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Kimberly A. Carter

NOTARY PUBLIC

OFFICIAL SEAL
Kimberly A. Carter
NOTARY PUBLIC - STATE OF ILLINOIS
My Commission Expires May 12, 2018

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE