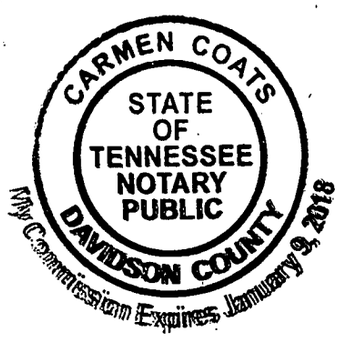
BILL GARRETT, Davidson County
Trans:T20170015796 DEEDWARR
Recvd: 02/22/17 15:19 2 pgs
Fees:12.00 Taxes:0.00
20170222-0017949

Corrective Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of February, 2017.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
NashvilleRealtyGroup.com, LLC IRA Innovations LLC fbo John Donelson IRA	New Owner(s)	
P.O. Box 60555		040-00-0-088.00
Nashville, TN 37206-0555		

This Corrective Warranty Deed is being executed and recorded to correct the legal description in the Warranty Deed of record in Instrument No. 20151209-0124077, where tax stamps/transfer taxes were paid in full on actual consideration of $67,000.00.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RITA FELTS, AS ADMINISTRATRIX OF THE ESTATE OF ELEANOR GIBBONS, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA INNOVATIONS LLC FBO JOHN DONELSON IRA, AS TO A TWO-THIRDS (2/3) UNDIVIDED INTEREST, AND NASHVILLEREALTYGROUP.COM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A ONE-THIRD (1/3) UNDIVIDED INTEREST, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, REPRESENTATIVES, AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being 3.22 +/- acres described according to an unrecorded survey by Charles R. Simmons dated September 8, 1974, as follows:

Beginning at an iron nail in the center line of Knight's Road the most N.W. corner of this tract; thence with the center of Knight's road S 28° E. 69.0 feet to a point in the center of Road; thence S 21° East 66.6 feet to a nail in the center of Knight's Road; thence leaving the Road N. 68° East (Passing an iron stake at 25 feet from the center line of road a reference mark to corner) 300.0 feet to an iron stake; thence East for 390.0 feet to an iron pin; thence downhill North 240 +/- feet (Passing an iron stake setback 20 feet from centerline of creek a reference point to corner in C/L creek); thence with old calls from a survey by G. W. Watkins dated 14 February 1951 down the general center line of creek for 3 calls N 87° 30 min. W 28.3 feet; thence S 84° 30 min W. 346.00 feet; thence S. 74° 30 min. W. 184.0 feet to an iron stake in the center of creek set this survey thence; leaving the creek and with the general center line of a gravel road leading to house on Rowe's property S. 51° W. 223.0 feet to a nail in the center line of Knight's road the point of beginning containing 3.22 +/- acres.

A right of way easement along the north line of the land retained by grantor and hereby imposed for the benefit of the grantees their successors and assigns. Said easement is to run with the land in perpetuity.

Included but Excluded from this conveyance is property described in Warranty Deed book 6585, page 218.

Being a portion of the same property conveyed to Edward F. Dunn and wife, Agnes B. Dunn by Installment deed from H. C. Matthews and wife, Minnie Mathews of record in Book 1191, page 207 Register's Office for Davidson County, Tennessee, dated June 23, 1941 and recorded on June 24, 1941.

Edward F. Dunn and Agnes B. Dunn having since died. Agnes B. Dunn devised the property to her daughter, Eleanor Gibbons by the Will of Agnes B. Dunn of record in Will Book 131, Page 230, in the Probate Court of Davidson County, Tennessee. Eleanor Gibbons having since died, Rita Dunn Felts having been named Adminstratrix of the Estate at Docket No. 12P1159 in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is real property also known as 3839 Knight Drive, Whites Creek, TN 37189.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of December, 2015.

Estate of Eleanor Gibbons, Deceased

By: Rita Felts

Name: **Rita Felts**
Title: **Administratix**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rita Felts, as Administratrix of the Estate of Eleanor Gibbons, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of February, 2017.

Carmen Coats
Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018