This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170022910 DEEDWARR
Recvd: 03/17/17 11:29 2 pgs
Fees:12.00 Taxes:0.00
20170317-0026272

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record as Instrument No. 20120620-0054104, Register's Office for Davidson County, Tennessee, SEGOIDE, G.P., a Tennessee General Partnership, conveyed certain real property in Davidson County, Tennessee, to KELLY J. LEONARD, A SINGLE PERSON;

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

Land in Davidson County, Tennessee, being Lots 1204 and 1203 of Block 27, Plan number 2 of West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

WHEREAS, *because of the error in* the legal description it does not accurately describe the property the Grantee has purchased.

WHEREAS, the Grantor has agreed to correct said error;

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, has bargained and sold and by these presents do bargain, sell, and convey unto Grantee, their heirs successors and 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 Lots No. 1201 and 1203 of Block 27, Plan No. 2 of West Nashville, a plan of which is recorded in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lots 1201 and 1203 joint and front together 60 feet on the Northerly margin of Louisiana Avenue and run back between parallel line with the Westerly margin of Twelfth Street, now 53rd Avenue, North, to an alley measuring 60 feet thereon.

Being the same property conveyed to Segoide, G.P. by deed from Segoide, LLC dated March 29, 2012 and recorded as Instrument No. 20120402-0027838, Register's Office for Davidson County, Tennessee.

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 No. 20120620-0054104, Register's Office for Davidson County, Tennessee.

IN WITNESS THEREOF the parties have executed this instrument as of this 15th day of March, 2017.

GRANTOR:

SEGOIDE, G.P.

By:_____
Roy Zent, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state **ROY ZENT,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PARTNER authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15 day of March, 2017

_____
Notary Public

DEBORAH A SCOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/20/20

MY COMMISSION EXPIRES:

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 16th day of March, 2017.

_____
NOTARY PUBLIC

JAMES R. NAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 1-16-20

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Kelly J. Leonard 5300 Louisiana Avenue Nashville, TN 37209	New Owner	09107003500