Davidson County	DEEDWARR
Recvd: 04/13/17 15:15	5 pgs
Fees:27.00 Taxes:0.00	
20170413-0036415	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. (Tax previously paid on $319,500.00 consideration on deed of record in Instrument No. 20141001-0090741, Register's Office for Davidson County, Tennessee.) Affiant Subscribed and sworn to before me, this 12 day of 2017, 201 SHLEY HARR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 6, 20 Notary Public My Commission Expires:

WARRANTY DEED OF CORRECTION

Address New Owner(s):	Send Tax Bills To:	Tax Information:
Timothy Brown and Karen Brown 5303A Kentucky Avenue Nashville, TN 37209	Chase Bank Mail Code OH47326 P.O. Box 24633 Columbus, OH 43224	Map and Parcel No.: 091070382.00

This Instrument made and entered into this 10th day of April, 2017, by and between **L & S DEVELOPMENT, LLC,** a Tennessee limited liability company ("Grantor"), and **TIMOTHY BROWN and KAREN BROWN,** husband and wife (Grantee).

WITNESSETH:

WHEREAS, an incorrect property address and legal description were set forth in the warranty deed from Grantor to Grantee dated September 29, 2014, of record in Instrument No. 20141001-0090741, Register's Office for Davidson County, Tennessee (the "Warranty Deed"); and

WHEREAS, the correct property address and legal description which follow should have been set forth in the Warranty Deed; and

WHEREAS, the parties desire to correct the Warranty Deed by virtue of this instrument by substituting the correct property address and legal description as set forth herein.

NOW, THEREFORE, for the purpose of correcting the property address and the legal description set forth in the Warranty Deed, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, L & S Development, LLC, a Tennessee limited liability company, has this day bargained and sold, and does hereby transfer and convey unto Grantee, Timothy Brown and Karen Brown, husband and wife, their heirs and

assigns, all of its right, title and interest in and to that certain tract of land in Davidson County, Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 5303A Kentucky Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seised and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns, against the lawful claims of all persons.

Grantee joins in the execution of this Warranty Deed of Correction for the purpose of acknowledging the correction of the property address and the legal description of the Property.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 10th day of April, 2017.

GRANTOR:

L & S DEVELOPMENT, LLC, a Tennessee limited liability company

By: Stephanie L. Lowe, Secretary
Stephanie L. Lowe, Secretary

GRANTEE:

TIMOTHY BROWN

KAREN BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Stephanie L. Lowe, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Secretary of L & S Development, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 12 day of April, 2017.

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Timothy Brown and Karen Brown, 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 10th day of April, 2017.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 1206 of Block 183, on the Plan of No. 1, Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles R. Penick by quitclaim deed from Katrina Penick dated September 9, 2005, of record in Instrument No. 20050922-0113795, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Stephanie Lowe and James Sieffert, wife and husband, by deed from Charles Penick, unmarried, of record in Instrument No. 20140307-0019490, Register's Office for Davidson County, Tennessee, dated March 7, 2014, and recorded on March 7, 2014.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company, by deed from Stephanie Lowe and James Sieffert, wife and husband, of record in Instrument No. 20140512-0040146, Register's Office for Davidson County, Tennessee, dated April 10, 2014, and recorded on May 12, 2014.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

