DEED OF CORRECTION

(Correcting the Warranty Deed of record in Instrument No. 20160705-0068527 in the Register's Office for Davidson County, TN)

MELISSA A. JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00 .

Stephanie Domé
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2017.

Melissa Jansen
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Trey Wilson and Hannah Wilson	Same as Owner	P/O 01200008500
(NAME)	(NAME)	
920 Woodmont Blvd. Apt. R-9		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170036806 DEEDWARR
Recvd: 05/02/17 09:29 3 pgs
Fees: 17.00 Taxes: 0.00
20170502-0042908

THIS DEED OF CORRECTION IS FOR THE PURPOSE OF CORRECTING THE ERRONEOUS LEGAL DESCRIPTION IN THE PRIOR DEED THAT NEGLECTED TO DESCRIBE A TRACT OF LAND INCLUDED IN THE DESCRIPTION BUT EXCLUDED FROM THE CONVEYANCE. THIS DEED OF CORRECTION IS ALSO EXECUTED BY GRANTEE SIGNIFYING GRANTEE'S AGREEMENT WITH THE CORRECTION MADE HEREIN.

WHEREFORE, FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE PURPOSE OF CORRECTING THE WARRANTY DEED DESCRIBED ABOVE we, **J. KENNETH WILLIAMS and JUANITA WILLIAMS, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TREY WILSON and HANNAH WILSON (FORMERLY KNOWN AS HANNAH SHOWMAKER), husband and wife**, HEREINAFTER CALLD THE GRANTEES, THEIR HEIRS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated April 24, 2007 and revised 05/25/2007 known as Job No 070069 as follows:

Beginning at an iron pin found on the northerly margin of Baker Road, said point of beginning being southwest corner of this tract and also being the southeast corner of the Teen Challenge International Nashville (DOC #2000606300078443 and D.B. 4322, Page 575, R.O.D.C., TN); thence with the Teen Challenge line N 15° 37' 53" E 527.57' to 10" maple tree in fence line; thence N 13° 46' 34" E 258.83' to an existing iron pin; thence N 04° 45' 26" E 440.57' to an iron pin set in the line of CSX Railroad; thence with CSX S 27° 32' 57" W 1174.55' to an iron pin set on the margin of Baker Road; thence with the margin of Baker Road (25' from centerline) N 42° 25' 43" W 132.43' to an iron pin set; thence N 59° 27' 18" W 133.30' to an iron pin set; thence N 70° 51' 34" W 172.36' to the point of beginning, containing 15.04 acres more or less.

LESS AND EXCEPT:
Land in the 10th Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated April 24, 2007 and revised 05/25/2007 known as Job No 070069 as follows:

Beginning at an iron pin found on the northerly margin of Baker Road, said point of beginning being southwest corner of this tract and also being 305.66' east of southeast corner of the Teen Challenge International Nashville (DOC #200060630-0078443 and D.B. 4322, Page 575, said Register's Office); thence with the line of Tract 4 of this Survey N 20° 55' 13" E 1145.60' to an iron pin set on the margin of CSX Railroad property; thence with CSX S 60° 28' 47" E 256.82' to an iron pin; thence leaving CSX S 27° 32' 57" E 1174.55' to an iron pin set on the margin of Baker Road; thence with the margin of said road (25' from centerline) N 42° 25' 43" W 132.43' to the point of beginning, containing 5.02 acres more or less.

AND FURTHER LESS AND EXCEPT:
Land in the 10th Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated April 24, 2007 and revised 05/25/2007 known as Job No 070069 as follows:

Beginning at an iron pin found on the northerly margin of Baker Road, said point of beginning being southwest corner of this tract and also being 305.66' east of the southeast corner of the Teen Challenge International Nashville (DOC #2000606300078443 and D.B. 4322, Page 575, R.O.D.C., TN); thence with the Teen Challenge line N 15° 37' 53" E 527.97' to an existing iron pin; thence N 13° 46' 34" E 258.49' to an existing iron pin; thence N 04° 45' 26" E 440.57' to an iron pin set in the line of CSX Railroad; thence with CSX S 60° 28' 47" E 259.97' to an iron pin set; thence leaving the railroad S 15° 05' 00" W 1167.10' to an iron pin set on the margin of Baker Road; thence with the margin of Baker Road (25' from centerline) N 70° 51' 34" W 172.36' to the point of beginning, containing 5.01 acres more or less.

Being the residual portion of the same property conveyed to Grantor herein by Wayne Alan Streur, Trustee of the Wayne Alan Streur Trust Dated May 19, 1989, by Instrument No. 20120507-0039123, Register's Office for Davidson County, Tennessee, said residual portion being 5.01 acres more or less.

The excluded tracts were previously conveyed by Grantors by deeds of record in Instruments No. 20150529-0049563 and 20160517-0048923, Register's Office for Davidson County, Tennessee.

The above-referenced tract is known as Tract 4, Baker Road, Goodlettsville, TN 37072.

This conveyance is subject to any and all easements and restrictions as shown of record.

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; and we do covenant with the said GRANTEE that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of March, 2017.

J. Kenneth Williams
J. KENNETH WILLIAMS, Grantor

Juanita Williams
JUANITA WILLIAMS, Grantor

State of Tennessee)
)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Kenneth Williams and Juanita Williams, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in my presence affixed their signatures to the within instrument, upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 24th day of March, 2017.

Crystal Glover
Notary Public

My Commission Expires: 2/16/2020

CRYSTAL GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TREY WILSON, Grantee

HANNAH WILSON FKA HANNAH SHOWMAKER, Grantee

State of Tennessee)
)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trey Wilson and Hannah Wilson, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in my presence affixed their signatures to the within instrument, upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 20 day of March, 2017.

Commission Expires: _____

NOTARY PUBLIC

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020