BILL GARRETT, Davidson County Trans: T20170045843 DEEDWARR Recvd: 05/31/17 08:47 4 pgs Fees: 22.00 Taxes: 0.00 20170531-0053726	State of Tennessee County of Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00. SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF _____, 2017. Notary Public MY COMMISSION EXPIRES:

This instrument prepared by:
Freedom Title Services, LLC. 116 Center Court, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MATTHEW DAVID TIDWELL	NEW OWNER	
(NAME) 2990 UNION HILL RD	(NAME)	015 00 0 075.00
(ADDRESS) JOELTON, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

DEED OF CORRECTION

WHEREAS, by a Warranty Deed dated as of the 21ST day of September, 2017, **THE ESTATE OF KENNETH TIDWELL, SANDS M CHEWNING, EXEUTOR** ("Grantor") conveyed to **MATTHEW DAVID TIDWELL** (Grantee) by Warranty Deed of record in Instrument Number 20121019-0096244, Register's Office for Davidson County, Tennessee, a certain parcel of land in Davidson County, Tennessee, and

WHEREAS, by inadvertence and mutual mistake, said Warranty Deed contained an incorrect legal description for the subject property.

WHEREAS, it is the desire of the parties to correct said error by properly referencing the legal descripition on the property conveyed as herein set forth.

NOW, THEREFORE, Grantor and Grantee, for the purpose of correcting said error, and in consideration of good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby corrects the deed as follows:

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **THE ESTATE OF KENNETH TIDWELL, SANDS M CHEWNING, EXEUTOR**, hereinafter called Grantor, does hereby transfer and convey unto **MATTHEW DAVID TIDWELL**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN THE 14TH, FORMERLY THE 24TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PART OF TRACT NO. 1 ON THE PLAN OF THE SUBDIVISION OF THE WEAVER-HARRIS, ET AL. LANDS, AS OF RECORD IN PLAN BOOK 2, PAGE 183, CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER OF THE GOODLETTSVILLE PIKE, THE SOUTHWEST CORNER OF SAID TRACT NO. 1 AND THE NORTHWEST CORNER OF TRACT NO. 2 ON SAID PLAN; THENCE WITH THE CENTER OF SAID PIKE AND THE LINE BETWEEN SAID TRACT NOS. 1 AND 2 AND TRACT NO. 3 ON SAID PLAN, SOUTH 72 DEGREES EAST 18 POLES TO A POINT, SOUTH 85 DEGREES EAST 7 POLES TO A POINT, NORTH 67 DEGREES EAST 6 POLES TO A POINT, NORTH 40 1/2 DEGREES EAST 14 POLES TO A POINT, NORTH 46 1/2 DEGREES EAST 52 POLES TO A POINT AND NORTH 37 1/2 DEGREES EAST 25.8 POLES TO THE INTERSECTION OF THE CENTER LINE OF SAID PIKE AND THE CENTER LINE OF WILKERSON ROAD; THENCE WITH THE CENTER LINE OF SAID WILKERSON ROAD, NORTH 41 1/2 DEGREES WEST 7.8 POLES TO A POINT, NORTH 5 3/4 DEGREES WEST 29 POLES TO A POINT, NORTH 22 DEGREES WEST 20 POLES TO A POINT, NORTH 42 DEGREES EAST 6 POLES TO A POINT AND NORTH 1 DEGREE WEST 3.40 POLES TO THE SOUTHEAST CORNER OF A PART OF TRACT NO. 1 CONVEYED TO J.L. ARMSTRONG BY DEED FROM DEMPSEY WEAVER AND WIFE, OF RECORD IN BOOK 840, PAGE 525, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID ARMSTRONG'S TRACT OF LAND, NORTH 80 1/2 DEGREES WEST 75.32 POLES TO A POINT IN THE EASTERN

BOUNDARY LINE OF A TRACT OF LAND OWNED BY MARSHALL, SAID POINT BEING IN THE WESTERN BOUNDARY LINE OF SAID TRACT NO. 1 AND 92 POLES SOUTHERLY FROM THE NORTHWEST CORNER OF SAID TRACT NO. 1; THENCE WITH THE WESTERN BOUNDARY LINE OF SAID TRACT NO. 1, SOUTH 3 DEGREES WEST 135.2 POLES TO THE BEGINNING, CONTAINING 56.68 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE REFERENCED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE IS A TRACT OF LAND CONVEYED TO VIRGIL GILFORD AND WIFE, MARGUERITE HAZEL CHESTER BY DEED OF RECORD IN BOOK 2016, PAGE 286, DESCRIBED AS FOLLOWS:

LAND IN THE 14TH, FORMERLY THE 24TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT NO. 1 ON THE PLAN OF THE SUBDIVISION OF THE WEAVER-HARRIS, ET AL. LANDS, AS OF RECORD IN PLAN BOOK 2, PAGE 183, CHANCERY COURT AT NASHVILLE, DESCRIBED ACCORDING TO A SURVEY MADE JULY 31, 1951, BY GEORGE W. WATKINS, SURVEYOR, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF UNION HILL ROAD AND THE WILKERSON OR KERSON ROAD; THENCE WITH THE CENTER OF WILKERSON OR KERSON ROAD NORTH 41 1/2 DEGREES WEST 7.8 POLES; THENCE NORTH 5-3/4 DEGREES WEST 29 POLES; THENCE NORTH 22 DEGREES WEST 20 POLES; THENCE NORTH 42 DEGREES EAST 6 POLES; THENCE NORTH 1 DEGREE WEST 2.4 POLES TO A RAILROAD SPIKE; THENCE NORTH 80 DEGREES 30 MINUTES WEST 617 FEET TO A STAKE; THENCE SOUTHWARDLY 960 FEET TO AN IRON PIN; THENCE SOUTH 32 DEGREES 45 MINUTES EAST 724 FEET TO A RAILROAD SPIKE IN THE CENTER OF THE UNION HILL ROAD; THENCE WITH THE CENTER OF SAID ROAD NORTH 46 DEGREES 30 MINUTES EAST 204 FEET; THENCE NORTH 37 DEGREES 30 MINUTES EAST 425.7 FEET TO THE BEGINNING, CONTAINING 19.6 ACRES, MORE OR LESS.

This is property more commonly known as 2988 Union Hill Rd, Joelton, TN 37080.

*see attached derivation clause

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 5 day of May, 2017

Grantor

THE ESTATE OF KENNETH TIDWELL

By Sands M Chewning, Executor

STATE OF KENTUCKY
COUNTY OF Christian

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Sands M Chewning, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Executor of The Estate of Kenneth Tidwell the within named bargainor, and that such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executor.

Witness my hand, at office, this 5 day of May, 2017.

DONE at offices in Hopkinsville, KY on this 5 day of May, 2017.

- 572244

NOTARY PUBLIC
My commission expires: 1-2521

Grantee

MATTHEW DAVID TIDWELL

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Davidson

PERSONALLY appeared before me, the undersigned authority, Matthew David Tidwell, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Davidson County, TN on this 31st day of May, 2017.

Kaitlin Worthington

NOTARY PUBLIC
My commission expires: 11/6/17

KAITLIN WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
31 **Day of** May **, 2017 .**
Brandi Wells **, Deputy Register**

* Being a portion of the same property conveyed to Darrell E Tidwell and wife, Ova Lee Tidwell by deed from Mrs. Anna Cole Weaver, of record in book 1583, page 103, Register's Office for Davidson County, Tennessee.

Said Darrell E Tidwell died Testate on September 18, 1990, leaving his only heirs, his wife, Ova Lee Tidwell, and his son, Kenneth Tidwell. Pursuant to the Last Will and Testament of Darrell E Tidwell, his wife, Ova, became the sole owner of said property.

Said Ova Lee Tidwell died Testate on October 4, 1995, leaving her only heir, her son, Kenneth Tidwell. Pursuant to the terms of her Last Will and Testament, Kenneth became the sole owner of said property.

Said Kenneth Tidwell died Testate on November 13, 2011, Pursuant to the Last Will and Testament of Kenneth Tidwell, dated November 9, 2010, his grandson, Matthew David Tidwell, became the sole owner of said property in fee simple.