Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 23350 DEEDWARR
11/07/2017 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171107-0114750

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

Subscribed and sworn to before me, this 1st day of October, 2017.

Notary Public
My commission expires: 5-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

13-1705-132853

Address of New Owner:	Send Tax Bills to:	Tax Information
April J. Clark	CMG Mortgage	097-02-0-A-404.00
2021 Hickory Brook Drive	810 Crescent Centre Drive, Suite 320	
Hermitage, TIN 37076	Franklin, TN 37067	

WARRANTY DEED OF CORRECTION
(Regarding Warranty Deed of record in Instrument No. 20170627-0064629, D.C.R.O.D., TN)

WITNESSETH:

WHEREAS, by Warranty Deed of record in Instrument No. 20170627-0064629, Register's Office for Davidson County, Tennessee, due to scrivener's error, failed to accurately and fully describe the holding of title intended by the Grantees, and the recorded reference for certain land in Davidson County, Tennessee intended to be conveyed from the Grantors to the Grantees was omitted from the legal description; and

WHEREAS, it was and still is the intent of the Grantors to convey and for Grantees to purchase for the consideration previously tendered to and received by Grantors; and

WHEREFORE, Grantors desire to correct the description in said Warranty Deed and to clarify the holding of title by the Grantees, and hereby do, so as to effect the conveyance by Grantors of the property to Grantees as originally intended for the consideration previously tendered to and received by Grantors, as follows:

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mike A. Tetzel and Ashley Lynn Wallace, both unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **April J. Clark and George C. Hunt, all as joint tenants with right of survivorship**, hereinafter called the Grantees, their successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 404, on the Plan of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mike A. Tetzel and Ashley Lynn Wallace, both unmarried by deed from Beazer Homes Corp., a Tennessee Corporation, dated January 29, 2015, recorded February 2, 2015, of record in Instrument No. 20150202-0009613, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2021 Hickory Brook Drive, Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 11th day of October, 2017.

Mike A. Tetzel

Ashley Lynn Wallace

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mike A. Tetzel and Ashley Lynn Wallace**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of October, 2017.

Notary Public

My Commission expires: 05/19/20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

This Deed is intended to correct the Warranty Deed recorded in Instrument No. 20170627-0064629, Register's Office for Davidson County, Tennessee, which instrument failed to include a recorded reference of the property intended to be conveyed for the consideration paid and to clarify the holding of title by Grantees. The transfer tax for this conveyance has already been paid with the recording of Instrument No. 20170627-0064629, said Register's Office.

True Copy Certification

I, Ashley Morgan, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lacey Chumley, a notary public for this county and state, Ashley Morgan, 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: 9-25-2019

{Notary' Seal}

