268

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{W. Michael Kennedy and	{ New Owners	} Map 051-00-0 }
{Nancy C. Kennedy	{	} Parcel 76.00 }
{P.O. Box 589	{	} }
{Hendersonville, TN 37077	{	} }

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished }
{by the parties hereto without the benefit of a title examination }

D E E D OF CORRECTION

This Deed of Correction made and entered into this 29th day of November, 2017 by and between Stephen Cooper Tippens, Party of the First Part, and W. Michael Kennedy and Nancy C. Kennedy, husband and wife, Collectively Parties of the Second Part;

WHEREAS, on January 13, 2017, by Warranty Deed recorded in Instrument Number 20170113-0004253, Register's Office for Davidson County, Tennessee, party of the first part and has described herein conveyed certain property in Davidson County, Tennessee, to Party of the Second Part, and;

WHEREAS, the legal description in the Warranty Deed did not reflect that a survey was performed as to the property did not reflect and all parties desire to correct the property description to reflect the recent survey description; and

WHEREAS, the parties desire to correct the aforesaid Deed recorded on January 13, 2017 to more accurately describe of the property conveyed to the Parties of the Second Part

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), paid by the Parties of the Second Part to the Party of the First Part, the Party of the First Part, Stephen Cooper Tippens, does hereby, grant, sell, transfer and convey unto W. Michael Kennedy and Nancy C. Kennedy, husband and wife, of the Second Parties the following described property:

See Attached Exhibit A for legal description.

Being the same property conveyed Stephen Cooper Tippens by Quit Claim Deed by Cheraye Welch, the sole heir at law of Mary Michael Tippens Welch of record in Instrument Number 20170113-0004250, in the Register's Office for Davidson County, Tennessee.

This is improved real property located on 617 Cheron Road, Nashville, Tennessee 37115.

Bill Garrett Davidson County
Batch# 34930 DEEDWARR
12/07/2017 04:00:14 PM 6 pgs
Fees: $32.00 Taxes: $0.00



20171207-0125214

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said W. Michael Kennedy and Nancy C. Kennedy, husband and wife, and their heirs, successors and assigns, forever.

And the Party of the First Part covenants that he is lawfully seized and possessed of said land in fee simple, has a perfect right to convey the same; and that said property was free and clear of all encumbrances, except as follows:

1. Taxes for the year 2017 and subsequent years for Sumner County, Tennessee
2. All matters shown in the deed of record in Book 1641, page 235 and Book 1711, page 234, said Register's Office for Davidson County, Tennessee.

And the Party of the First Part covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to said property to the said Parties of the Second Part, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of November, 2017.

Party of the First Part:

STEPHEN COOPER TIPPENS

Party of the Second Part:

W. MICHAEL KENNEDY

NANCY C. KENNEDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Stephen Cooper Stephens, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 15th day of November, 2017.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared W. Michael Kennedy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 29 day of November, 2017.

Amanda Mooneyham
Notary Public

My Commission Expires: 8·20·19

AMANDA MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: AUGUST 20, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Nancy C. Kennedy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 29 day of November, 2017.

Amanda Mooneyham
Notary Public

My Commission Expires: 8·20·19

AMANDA MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: AUGUST 20, 2019

Property Description
Of The
W. Michael and Nancy C Kennedy Property
617 Cheron Road Madison Tennessee 37115

TRACT 1

Being a parcel of land lying in the 8th Council District of Davidson County, Tennessee. Said parcel is identified as Parcel ID: and 05100007600 at the Davidson County Assessor's Office. Said parcel being further described as the W. Michael & Nancy C. Kennedy property as recorded in Deed Book (DB) 2091, Page (PG) 507 at the Registers Office of Davidson County Tennessee (RODCT). Said parcel can generally be described as lying north of Briley Parkway, south of and adjacent to Cheron Road, west of Briarville Road and can be more particularly described as follows;

Beginning at a new iron pin capped (DBS and Assoc.) at the terminus of the south right of way of Cheron Road at the southeast corner of the Mattie I. Fisher property as recorded in DB. 2995, PG. 285 RODCT, said iron pin have State Plane Coordinates (NAD 83) Northing of 695748.08, Easting of 1749342.01, said iron pin being the northwest corner of the herein described tract,

Thence leaving said Fisher property and with said south right of way Cheron Road, South 82°35'34"East 432.66 feet to a new 6" nail in solid rock, said nail being the northwest corner of the Maria Lopez property as recorded in DB.1711, PG. 234 RODCT and the northeast corner of the herein described tract,

Thence leaving said south right of way of Cheron Road and with the west boundary line of said Lopez property, South 09°21'40"West 165.00 feet to a new iron pin capped (DBS and Assoc.), said iron pin being the southwest corner of said Lopez property,

Thence continuing with the Lopez property's south boundary line, South 82°36'19"East 66.04 feet to a new iron pin capped (DBS and Assoc.) in the west boundary line of the MT. Calvary Baptist Church Trustees property as recorded in DB.367, PG.63 RODCT, said iron pin being the southeast corner of said Lopez property,

Thence leaving said Lopez property South 09°06'31"West, passing an existing iron pin, said iron pin being the southwest corner of said Church property and the northwest corner of the Chapel Development LLC property recorded in DB.4900, PG. 198 RODCT at 17.86 feet, a total distance of 284.25 feet to an existing iron pin bearing State Plane Coordinates (NAD 83) Northing:695240.34, Easting: 1749764.71, said iron pin being the southwest corner of said Chapel Development LLC property and the northeast corner of the Rogers Group Inc. property as recorded in Sale Document: DB.20001116 0113481 RODCT,

Thence leaving said Chapel Development LLC property and with the north boundary said Rogers Group Inc. property, North 82°19'43"West 382.19 feet to a stump with fence,

Thence continuing with said Rogers Group LLC property, North 78°54'59"West 15.18 feet to a new iron pin (capped DBS and Assoc.) said iron pin being the southeast corner of the W. Michael and Nancy C. Kennedy property as recorded in DB.4561, PG.436 RODCT,

Thence with said Kennedy property the following four (4) calls, all of which are marked by new iron pins capped (DBS and Assoc.): North 05°57'36"East 116.81 feet,

Thence South 84°02'24"East 180.00 feet,

Thence North 05°57'36"East 202.00 feet,

Thence North 84°02'24"West 256.00 feet to an new iron pin (DBS and Assoc.) in the east boundary line of the Mattie I Fisher property as recorded in DB.3312, PG.521 RODCT,

Thence leaving said Kennedy property and with said Fisher property, North 05°57'36" East 129.52 feet to the point of beginning, containing 146,125.66 sq. ft. or 3.35 Acres more or less.

TRACT 2

Being a parcel of land lying in the 8th Council District of Davidson County, Tennessee. Said parcel is identified as Parcel ID: and 05100007500 at the Davidson County Assessor's Office. Said parcel being further described as the W. Michael & Nancy C. Kennedy property as recorded in Deed Book (DB) 2091, Page (PG) 507 at the Registers Office of Davidson County Tennessee (RODCT). Said parcel can generally be described as lying north of Briley Parkway, south of and adjacent to Cheron Road, west of Briarville Road and can be more particularly described as follows;

Commencing at a new iron pin capped (DBS and Assoc.) at the terminus of the south right of way of Cheron Road at the southeast corner of the Mattie I. Fisher property as recorded in DB. 2995, PG. 285 RODCT, said iron pin have State Plane Coordinates (NAD 83) Northing of 695748.08, Easting of 1749342.01, said iron pin also being the northeast corner of the Mattie I. Fisher property as recorded in DB. 3312, PG. 521 RODCT and a common corner with the W. Michael and Nancy C. Kennedy property as recorded in DB.2091, Page 507 RODCT

Thence South 05°57'36"West 129.52 feet to a new iron pin capped (DBS and Assoc.) in the east boundary line of said Fisher property, said new iron pin being the **TRUE POINT OF BEGINNING FOR THIS TRACT,**

Thence leaving said Fisher property and with said Kennedy property the following four (4) calls all of which are marked by new iron pins capped (DBS and Assoc.): South 84 °02'24"East 256.00 feet,

Thence South 05°57'36"West 202.00 feet,

Thence North 84°02'24"West 180.00 feet,

Thence South 05°57'36"West 116.81 feet to a new iron pin the north boundary line of the Rogers Group Inc. property as recorded in Sale Instrument DB-20001116 0113481 RODCT. Said iron pin being located 15.18 feet from a stump with fence. Said iron pin also being the southeast corner of the herein described tract and the southwest corner of said Kennedy property,

Thence leaving said Kennedy property and with said Rogers Group Inc. boundary line, North 78°54'59"West 76.30 feet to a new iron pin capped (DBS and Assoc.),

Thence continuing with the east boundary line of said Rogers Group LLC property and said Fisher property, North 5°57'36"East 312.00 feet to the point of beginning, containing 60,332.20 sq. ft. or 1.38 acres more or less.

Both tracts are subject to any restrictions, conveyances, covenants, easements and right of ways both of and not of record.