Bill Garrett Davidson County
Batch# 54175 DEEDWARR
02/02/2018 11:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180202-0010828

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd., Suite 101

Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is: 0.00

_____ **Affiant**

Subscribed and sworn to before me, this 30th **day of** January **2018.**

_____ **Notary Public**

My commission expires: 9/19/18

Address of New Owner:	***Send Tax Bills to:***	***Tax Information***
Graham Nichols 1032 Drummond Drive Nashville, TN 37211	SAME	119-16-0-061.00

DEED OF CORRECTION

KNOW ALL MEN BY THESE PRESENTS, this indenture is entered into between, **John Kenneth Bell and Donald Lee Bell, as the heirs at law of the Estate of Catherine Elizabeth Ledbetter Bell,** hereinafter referred to as Grantors, and **Graham Nichols,** Grantee, his *successors and assigns and personal representatives.*

RECITALS

WHEREAS, John Kenneth Bell as Executor of the Estate of Catherine Elizabeth Ledbetter Bell, hereinafter referred to as Executor, heretofore executed in favor of Grantee a certain **Warranty Deed** recorded on November 2, 2017 in **Instrument Number 20171102-0112500**, Register's Office for Davidson County, Tennessee ("Original Deed") to convey the below described subject property;

WHEREAS, certain questions have been raised concerning the said Executor's authority to convey the subject property;

NOW THEREFORE, the Executor contained in said Original Deed are hereby replaced with the following: **John Kenneth Bell and Donald Lee Bell, heirs at law of the Estate of Catherine Elizabeth Ledbetter Bell**, and said Grantors do transfer and convey to the Grantee, his successors and assigns and person representatives, the below described subject property, and do hereby approve and affirm the above said prior Warranty Deed and conveyance executed by the said Executor to Grantee, his successors and assigns and person representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Battlewood, Section 3, as of record in Book 3300, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 120.56 feet on the southwesterly side of Drummond Drive and extends back 328.33 feet on the northwesterly line and 332.22 feet on the southeasterly line to a dead line, measuring 143.95 feet thereon.

Being the same property conveyed to Leroy Bell and wife, Catherine Elizabeth Bell by Warranty Deed from Gordon L. Mooneyham and wife, Sepal I. Mooneyham dated January 30. 1963 of record in Book 3503, Page 178, Register's Office for Davidson County, Tennessee.

The same Leroy Bell having predeceased his wife, Catherine Elizabeth Bell, (a/k/a Catherine Elizabeth Ledbetter Bell), on March 21, 2010 and Catherine Elizabeth Bell having since died on January 11, 2017 in Davidson County, Tennessee, leaving her two sons, John Kenneth Bell and Donald Lee Bell, as beneficiaries to her Estate, according to the Last Will and Testament of Catherine Elizabeth Ledbetter Bell filed in the Chancery Court for Davidson County, Tennessee, Probate Division, Probate Case Number 17P542.

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 my hand this 27 day of January 2018.

John Kenneth Bell

STATE OF ALABAMA COUNTY OF TUSCALOOSA

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, John Kenneth Bell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of January 2018.

PARKER WOODS NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMM. EXPIRES OCTOBER 25, 2020

Notary Public

My commission expires: 10/25/2020

WITNESS my hand this 1st day of ~~January~~ Feb 2018.

Donald Lee Bell

STATE OF Tennessee COUNTY OF Rutherford

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, Donald Lee Bell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of ~~January~~ Feb 2018.

Notary Public

My commission expires: 11-17-19

SHANNON L. CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Jonathan Tristan Jacobs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Tristan Jacobs] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON