RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, TN 37027
File No.: TN179723

INSTRUMENT FOR CORRECTION OF WARRANTY DEED Bill Garrett Davidson County Batch# 93545 **DEEDWARR** 05/17/2018 02:42:32 PM 3 pgs Fees: $17.00 Taxes: $0.00 20180517-0047437	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4-27-18 NOTARY PUBLIC My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

THIS INSTRUMENT PREPARERD BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: Brian Perkins and Lauren Perkins 704 S 14th Street Nashville, Tennessee 37206	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 094 01 0 235.00

WHEREAS by Warranty Deed of record in **Instrument No. 20171227-0131018**, Register's Office for Davidson County, Tennessee, **MICHELE M. HATCH AND RICHARD T. DICKENS, WIFE AND HUSBAND,** conveyed property described therein to **BRIAN PERKINS AND LAUREN PERKINS, HUSBAND AND WIFE;** and

WHEREAS, by inadvertence, typographical and mutual mistake, said deed contained an error in the legal description of the land intended to be conveyed, which was therein described as follows:

> Land in Davidson County, Tennessee, being Lot No. 127 on the Map of Payne, Blakemore and Cummings' Addition, as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said lot.
>
> Being the same property previously conveyed to Michele M. Hatch, by Warranty Deed from Stacie Keef, Kimberly O'Connor and Deborah L. O'Connor, only heirs-at-law of Jere Michael O'Connor, deceased, dated 6/23/2004, recorded 8/5/2004, of record in Instrument No. 20040805-0094454, in said Register's Office.

NOW, THEREFORE, in order to correct said typographical error and inadvertence, this Instrument for Correction is made, and **MICHELE M. HATCH AND RICHARD T. DICKENS, WIFE AND HUSBAND**, for the consideration expressed in said former deed, has bargained and sold and by these presents do transfer and convey unto the said Grantee(s), **BRIAN PERKINS AND LAUREN PERKINS, HUSBAND AND WIFE,** their heirs and

assigns a certain tract of land that is hereby agreed and understood to be correctly described as follows:

Land in Davidson County, Tennessee, being Lot No. 127 on the Map of Payne, Blakemore and Cummings' Addition, as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said lot.

LESS AND EXCEPT that portion conveyed to The Metropolitan Government of Nashville & Davidson County as right-of-way acquisition and temporary construction easement, by Warranty Deed from Debbie O'Connor dated 5/26/2004, of record in Instrument No. 20040726-0088754, Register's Office for Davidson County, Tennessee..

Being the same property previously conveyed to Michele M. Hatch, by Warranty Deed from Stacie Keef, Kimberly O'Connor and Deborah L. O'Connor, only heirs-at-law of Jere Michael O'Connor, deceased, dated 6/23/2004, recorded 8/5/2004, of record in Instrument No. 20040805-0094454, in said Register's Office.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, in the fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in **Instrument No. 20171227-0131018,** Register's Office for **Davidson** County, **Tennessee**, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. 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.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 12th day of April, 2018.

Michele Hatch
MICHELE M HATCH

R T Dickens
RICHARD T DICKENS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, MICHELE M HATCH AND RICHARD T DICKENS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of April, 2018.

Anne Marie Angel
Notary Public

Anne Marie Angel
Printed Notary Name

My commission expires: 3/8/2021

Anne Marie Angel
State of Tennessee
Notary Public
Davidson County

BRIAN PERKINS

LAUREN PERKINS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, BRIAN PERKINS AND LAUREN PERKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27 day of April, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19