Bill Garrett Davidson County
Batch# 105293 DEEDWARR
06/15/2018 01:56:25 PM 2 pgs
Fees: $12.00 Taxes. $0.00
20180615-0057854

This instrument was prepared by and please return to:
Property Title Services, LLC
131 Indian Lake Rd, Ste 208
Hendersonville, TN 37075

DEED OF CORRECTION

RE: WARRANTY DEED TO TRUSTEE from Michael J. O'Neal to Karen Pulley, Trustee of the 1701 Neelys Bend Land Trust, Recorded as Instrument Number 20180226-0017569, Register's Office for Davidson County, Tennessee

WHEREAS, Michael J. O'Neal executed and delivered to Karen Pulley, Trustee of the 1701 Neelys Bend Land Trust, a Warranty Deed to Trustee dated July 21, 2017, which was intended to convey property commonly known of as Apartment Unit No. H-67 of Neely's Bend Condominium to the 1701 Neelys Bend Land Trust; and

WHEREAS, said Warranty Deed to Trustee was recorded on February 26, 2018 as instrument number 20180226-0017569, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Warranty Deed to Trustee was executed by Michael J. O'Neal in his capacity as Trustee of the Michael J. O'Neal Revocable Trust, but said capacity was not correctly set forth in said Warranty Deed to Trustee; and

WHEREAS, Michael J. O'Neal was and is the Trustee of the Michael J. O'Neal Revocable Trust.

NOW THEREFORE, Michael J. O'Neal, individually and as Trustee of the Michael J. O'Neal Revocable Trust, by his signature below, hereby corrects said Warranty Deed to Trustee by deleting the first paragraph originally set forth therein and replacing said deleted paragraph with the following corrected paragraph, to wit:

This Warranty Deed to Trustee is made this 21st day of July, 2017, by Michael J. O'Neal, individually and as trustee of the Michael J. O'Neal Revocable Trust, ("Grantor"), and Karen Pulley as trustee of the 1701 Neely's Bend Land Trust ("Grantee" or "Trustee").

WITNESS MY HAND, THIS THE FIRST (1ST) DAY OF JUNE, 2018:

Michael J. O'Neal, Individually

Michael J. O'Neal as Trustee of the
Michael J. O'Neal Revocable Trust

KAREN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 30, 2021

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me Karen Brown, a Notary Public in and for said County and

AFFIDAVIT AND INDEMNITY

STATE OF TN
COUNTY OF Sumner

BEFORE ME, a Notary Public duly authorized to take oaths and acknowledgments personally appeared Michael J. O'Neal, who being first duly sworn, deposes and say:

1. That Affiant is not the same person as Michael O'Neil that has a judgement in the amount of $1547.35 recorded in Instrument No. 20170405-0033170, in the Register's Office for Davidson County.

2. That Affiant's social security no. is XXX-XX-7656

3. That Affiant is the owner or prior owner of the following described property: 1301 Neelys bend Rd. Unit H-67 Madison TN 37115

4. Affiant further states that he knows of his own personal knowledge that he has no outstanding Judgments against him.

5. By executing this affidavit and presenting it to Fidelity National Title Insurance Company and Legends Title Services, LLC the Affiant agrees and acknowledges that the same is done for the purposes of inducing Fidelity National Title Insurance Company and/or to rely upon said affidavit to provide title insurance coverage to Affiant's Lender or Affiant's Buyer and Buyer's Lender, its successors and assigns in this particular transaction.

6. The Affiant does hereby agree to indemnify and hold harmless Fidelity National Title Insurance Company and Legends Title Services, LLC for any loss, including costs and attorney fees which First American Title Insurance Company and/or Legends Title Services, LLC may incur as a result of their reliance on the representations contained in this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Michael J. O'Neal

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. O'Neal, the bargainor, 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 at Sumner County, TN, this 4 day of June, 2018.

Karen Brown
Notary Public

My Commission Expires:
08/30/2021

KAREN BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 30, 2021