Bill Garrett Davidson County
Batch# 105912 DEEDWARR
06/18/2018 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180618-0058452

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

STATE OF TENNESSEE
COUNTY OF Lawrence

The actual consideration or value, whichever is greater, for this transfer is $00.00

Jerry Madison Morton
Affiant

DEBBIE HARDY
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Subscribed and sworn to before me, this 15th day of June 2018.

Debbie Hardy
Notary Public
My commission expires: 4/4/2022

02-0409-43425

Address of New Owner:	Send Tax Bills to:	Tax Information
Allen M. Rubin 5454 Old Hickory Blvd. Ashland City, TN 37015	New Owner	57/124

WARRANTY DEED OF CORRECTION
(Regarding Warranty Deed of record in Instrument No. 20040929-0117003, R.O.D.C., TN)

WITNESSETH:

WHEREAS, by Warranty Deed of record in **Instrument No. 20040929-0117003**, Register's Office for Davidson County, Tennessee, due to scrivener's error, the legal description for certain land in Davidson County, Tennessee intended to be conveyed from the Grantor to the Grantee was incomplete in that it conveyed only one of two tracts as contemplated and intended by the parties to be conveyed; and

WHEREAS, it was and still is the intent of the Grantor to convey and for Grantee to purchase for the consideration previously tendered to and received by Grantor a second tract of land being approximately 0.28 acres, adjacent to and adjoining the tract conveyed in **Instrument No. 20040929-0117003**; and

WHEREFORE, Grantor desires to correct the description in said Warranty Deed, and hereby do, so as to effect the conveyance by Grantor of the property to Grantee as originally intended for the consideration previously tendered to and received by Grantor, as follows:

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry Madison Morton III**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Allen M. Rubin**, hereinafter called the Grantee, his successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to- wit:

See Attached Exhibit "A"

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 5454 Old Hickory Road, Ashland City, TN 37015.

said land to said Grantee, his 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 my hand this 15th day of June, 2018.

Jerry Madison Morton, III

Jerry Madison Morton, III

STATE OF TENNESSEE)

COUNTY OF Lawrence)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry Madison Morton, III, 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 15th day of June, 2018.

Debbie Hardy

Notary Public

My Commission expires:

4/4/2022

DEBBIE HARDY
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

EXHIBIT A

Land in the 13th Civil District of Davidson County, Tennessee, being more particularly described as of record in Book 9028, Page 120, and as follows:

TRACT No. 1

Beginning at an iron pin located in the easterly right of way of Old Hickory Blvd.; said pin being the southwest corner of the Johnny Ray Pointer property and the northwest corner of the herein described land; thence with Pointer's and Benjamin Farrell, Jr.'s line S 74 deg. 30' E a distance of 592.10 feet to an iron pin at an interior corner of Farrell's property; thence with Farrell's line as follows: S 15 deg. 00' W a distance of 200.00 feet to an iron pin; N 74 deg. 30' W a distance of 591.40 feet to an iron pin in the easterly right of way of Old Hickory Blvd.; thence with the easterly right of way of Old Hickory Blvd. N 14 deg. 48' E a distance of 200.00 feet to the point of beginning, containing 2.72 acres, more or less.

Being the same property conveyed to Jerry Madison Morton, III and wife, Jewel D. Morton (now deceased) by deed from G.M. Slater dated December 10, 1990, and made of record on December 11, 1990 in Book 8255, Page 70, Register's Office for Davidson County, Tennessee, as corrected by Correction to Warranty Deed from G. B. Slater, aka G. M. Slater by Sue B. Krantz as attorney in fact for G. B. Slater, aka G. M. Slater, dated February 11, 1993, and made of record on February 16, 1993 in Book 8866, Page 132, and by Deed of Correction from G. M. Slater by B. Sue Krantz, aka Beverly Sue Krantz as attorney in fact for G. M. Slater dated July 14, 1993, and made of record in Book 9028, Page 120, Register's Office for Davidson County, Tennessee.

TRACT No. 2

Beginning at a point located on the east margin of Old Hickory Blvd., said point being the point of beginning of the above-described tract; thence S 74 deg. 30' E 592.10 feet to a point, said point being the point of beginning of this tract; thence continuing S 74 deg. 30' E a distance of 61.9 feet to a point; thence south 200 feet to a point; thence N 74 deg. 30' W a distance of 62.9 feet to a point; thence N 15 deg. W 200 feet to the point of beginning of this tract.

Being the same property conveyed to Jerry Madison Morton, III, and wife, Jewel D. Morton (now deceased) by Correction to Warranty Deed from G. B. Slater, aka G. M. Slater by Sue B. Krantz as attorney in fact for G. B. Slater, aka G. M. Slater, dated February 11, 1993, and made of record on February 16, 1993 in Book 8866, Page 132, and by Deed of Correction from G. M. Slater by B. Sue Krantz, aka Beverly Sue Krantz as attorney in fact for G. M. Slater dated July 14, 1993, and made of record in Book 9028, Page 120, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Nicki Rushing, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Nicki Rushing, 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: 5-15-2021

{Notary Seal}

