This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

Bill Garrett Davidson County
Batch# 129066 DEEDWARR
08/15/2018 09:06:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180815-0080501

New Owner is:
Charles M. Talbott
Michelle Talbott
1272 Overton Circle
Gallatin, TN 37066

Map and Parcel
81-16-117.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS. TAXES WERE PAID ON THE WARRANTY DEED FILED APRIL 16, 2014, OF RECORD IN INSTRUMENT NUMBER 20140416-0031662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Affiant

Subscribed and sworn to before me this 7th day of August, 2018.

Notary Public

My commission expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **DAP, Inc.** to **Charles M. Talbott, Jr. and Michelle Talbott, Husband and Wife**, has previously been executed and put of record in **Instrument No. 20140416-0031662**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **DAP, Inc.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles M. Talbott, Jr. and Michelle Talbott, Husband and Wife**, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 81-16-117.00, described as follows to-wit:

> Land in Davidson County, Tennessee, being the Easterly part of Lot No. 59 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said part of said Lot fronts 50 feet on the Westerly side of 11th Avenue North and extends back 87.60 feet on the Southerly line and 79.20 feet on the Northerly line to the controlled right-of-way line and measures 50.73 feet thereon.
>
> Being the same property conveyed to DAP, Inc. by Deed from Angela E. Carter, unmarried of record in Book 10238, Page 472, Register's Office for Davidson County, Tennessee, dated October 25, 1996 and recorded October 28, 1996.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee and any and all existing easements and restrictions as shown of record.

This is **improved** property known as: **1213 11th Ave. N., Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantors to further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 our hands this 10 day of August, 2018.

GRANTORS:

DAP, INC.

By: _____
Patricia Jones, President

By: _____
Darrell White, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Jones**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the PRESIDENT of DAP, INC., the within named bargainor, and that she as such PRESIDENT executed the foregoing instrument for the purpose therein contained on behalf of DAP, INC.

Witness my hand and official seal, this the 10 day of August, 2018.

_____
Notary Public
My Commission Expires:

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darrell White**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the VICE PRESIDENT of DAP, INC., the within named bargainor, and that he as such VICE PRESIDENT executed the foregoing instrument for the purpose therein contained on behalf of DAP, INC.

Witness my hand and official seal, this the 10 day of August, 2018.

_____
Notary Public
My Commission Expires:

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

GRANTEE:

Charles M. Talbott , Jr.

Michelle Talbott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Charles M. Talbott, Jr., and Michelle Talbott**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of August, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

