THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 14 day of September, 2018 Notary Public My Commission Expires:

Karen Y Johnson Davidson County
Batch# 141006 DEEDWARR
09/17/2018 08:26:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180917-0091644

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 7, 2021

DEED OF CORRECTION

WARRANTY DEED

Address New Owner: Lynn A. Sumner and Megan Sumner 1738 25th Avenue North Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-10-0-172

WHEREAS, a Warranty Deed conveying the within described property from **Matthew James Vrba and James John Vrba to Lynn A. Sumner, an unmarried man and Megan Sumner, an unmarried woman, as joint tenants with right of survivorship**, has previously been executed and put of record in **Instrument No. 20180824-0084111**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient and contained errors in that the marital status of the Grantors was not included and the Grantee's name was incorrect in the first paragraph. In addition, the Power of Attorney that was recorded in Instrument No. 20180824-0084110 was not effective in granting Matthew James Vrba the authority to sign on behalf of James John Vrba in the conveyance document.

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 **Matthew James Vrba, unmarried, and James John Vrba, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lynn A. Sumner, an unmarried man and Megan Sumner, an unmarried woman, as joint tenants with right of survivorship**, hereinafter referred to as Grantee, his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 081-10-0-072, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot(s) 116 , as shown on the map entitled Map of Cobbs Subdivision of Lot No. 6 of Subd of Hardings Bosley Tract, of record in Plat Book 161, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew James Vrba and James John Vrba, as joint tenants with rights of survivorship, by deed of record in Instrument No. 20170427-0041468, Register's Office for Davidson County, Tennessee.

Said property was never the marital residence of James John Vrba.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 081-10-0-172.00.

Matters shown on the Plan of record in Plat Book 161, page 155, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20051215-0150726, said Register's Office.

This is improved property located at 1738 25th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of September, 2018.

GRANTOR:

Matthew James Vrba

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Matthew James Vrba, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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



Jami K. Averwatter
Notary Public

My Commission Expires: 01-03-22

GRANTOR:

James John Vrba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, James John Vrba, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of September, 2018.

Notary Public

My Commission Expires: 01-03-22

