THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215
CRT File No. 180917759

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever isgreater, for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 23 day of October, 2018.

Notary Public
My Commission Expires: _____

Karen Y Johnson Davidson County
Batch# 153706 DEEDWARR
10/24/2018 10:22:44 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181024-0105305

DEED OF CORRECTION AND QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Walsh PO Box 150802 Nashville, TN 37215	New Owner	133-02-0-317.00

WHEREAS, a Warranty Deed conveying the within described property from **Darrin D. Wilson**, to **Julia Beth Fromm, formerly known as Julia Beth Hood,** has previously been executed and put of record in **Instrument No. 20040907-0107790**, Register's Office of Davidson County, TN.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed included an incomplete legal description of the property intended to be conveyed which was described as follows:

Land in Davidson County, Tennessee being described as follows:

Being Lot No. 49 on the Plan of Nolen Heights, of record in Book 332, page 122, Register's Office for said County.

Said Lot No. 49 fronts 50 feet on the northerly side of McCall Street and runs back between parallel lines, with the westerly margin of Waller Avenue, 160 feet to an alley.

Being the same property conveyed to Darrin D. Wilson by Warranty Deed from Ray L. Jackson, Executor of the Estate of Dorothy I. Miller, deceased, dated June 16, 2004, recorded June 21, 2004, in Book 200406210073278 Register's Office for Davidson County, Tennessee.

WHEREAS, the legal description in said Warranty Deed failed to include the legal description for the neighboring tract which was meant to be included in said parcel.

WHEREAS, the Grantee and Grantor have agreed to correct said errors;

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 **Darrin D. Wilson,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Walsh, married**, as the present owner and 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. 133-02-0-317.00, described as follows to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Nolen Heights, of record in Plat Book 332, page 122, 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 Darrin D. Wilson by Warranty Deed from Ray L. Jackson, Executor of the Estate of Dorothy I. Miller, deceased, dated June 16, 2004, recorded June 21, 2004, in Book 200406210073278 Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 48 on the map entitled Nolen Heights, of record in Plat Book 332, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to DARRIN D. WILSON by deed from RAY L. JACKSON, EXECUTOR OF THE ESTATE OF DOROTHY I. MILLER, DECEASED, of record in Instrument No. 20040621-0073278, dated June 16, 2004, said Register's Office.

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 2019 and subsequent years for Map-Par. 133-02-0-317.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

This is improved property located at 300 McCall Street Nashville, TN 37211

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 23 day of October, 2018.

GRANTOR:

Darrin D. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Darrin D. Wilson, the within named 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 office in Nashville, Tennessee, this 23 day of October, 2018.

Notary Public

My commission expires: KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

GRANTEE:

Robert Walsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert Walsh, the within named 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 office in Nashville, Tennessee, this 23 day of October, 2018.

Notary Public

My commission expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022