Karen Y Johnson Davidson County
Batch# 171785 DEEDWARR
12/10/2018 09:18:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181210-0119848

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

THIS CORRECTIVE WARRANTY DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED BY THE PREPARER FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.

CORRECTIVE WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Christian Schools, Inc. 619 West Due West Avenue Madison, TN 37115	Same	051-06-0-057.00

W I T N E S S E T H:

WHEREAS, Jesus F. Tirao and wife, Lynda Tirao, conveyed the Subject Property (as defined herein) to Christian Schools, Inc., pursuant to that certain Warranty Deed dated June 4, 2015, of record as Instrument No. 20150608-0053699, in the Register's Office for Davidson County, Tennessee (the "Deed");

WHEREAS, due to an error in the Deed's legal description, an effort was made by Ronald B. Buchanan, Esq. to correct said legal description, pursuant to that certain Scrivener's Affidavit dated July 20, 2015, of record as Instrument No. 20150722-0071965, said Register's Office (the "Scrivener's Affidavit");

WHEREAS, due to errors in both the Deed and Scrivener's Affidavit in describing the intended real property subject to the same, the Subject Property was never properly referenced as being conveyed to Christian Schools, Inc.; and

WHEREAS, Jesus F. Tirao and wife, Lynda Tirao, by way of this Corrective Warranty Deed, desire to properly effect the transfer of the Subject Property to Christian Schools, Inc.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JESUS F. TIRAO and wife, LYNDA TIRAO, each a resident of the State of Nevada (collectively, "Grantor"), in order to correct the foregoing errors, by these present, transfer and convey unto CHRISTIAN SCHOOLS, INC., a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, certain real property located in

Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

LAND in Davidson County, Tennessee, being Lot No. 2 on the Final Plat, Resubdivision of Lot 4 of Medical Center Plan, of record in Plat Book 6200, page 891, in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Jesus F. Tirao and wife, Lynda Tirao, by deed from Drew R. Maddux, Trustee, of record in Book 5384, page 46, said Register's Office, dated December 15, 1978.

TO HAVE AND TO HOLD said Subject Property, with the appurtenances, estate, title and interest belonging to Grantor, its successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said Subject Property in fee simple, has a good right to convey it, and that the same is unencumbered, except as of record. Grantor further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to the Subject Property to Grantee, its successors, heirs and assigns, against the lawful claims of all persons. The Subject Property is known as 515 Lentz Drive, Madison, Tennessee 37115.

IN WITNESS WHEREOF, the undersigned have set their signatures, to be effective as of November 30, 2018.

GRANTOR:

Jesus F. Tirao
JESUS F. TIRAO

Lda Tirao
LYNDA TIRAO

STATE OF Nevada)

COUNTY OF Clark)

Before me, Leizl Sarte-Saad (name of Notary Public), a Notary Public of said County and State, personally appeared JESUS F. TIRAO and LYNDA TIRAO, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he/she executed the foregoing instrument for the purposes therein contained, by signing his/her names.

Witness my hand and seal, at Office in Las Vegas (City), Nevada (State), this 30 day of November, 2018.

Notary Public

My Commission Expires: November 5, 2022

LEIZL SARTE-SAAD
Notary Public, State of Nevada
Appointment No. 14-14127-1
My Appt. Expires Nov 5, 2022

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever was greater) was Ninety-Seven Thousand Four Hundred and 00/100 Dollars ($97,400.00). The recordation tax has been paid by way of that certain Warranty Deed dated June 4, 2015, of record as Instrument No. 20150608-0053699, said Register's Office.

AFFIANT

Sworn to and subscribed before me, this 7th day of December, 2018.

Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY