Karen Y Johnson Davidson County
Batch# 172641 DEEDWARR
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Fees: $12.00 Taxes: $0.00
20181211-0120546

This Instrument Prepared By:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20180928-0096447, Register's Office for Davidson County, Tennessee, **ALEX CRAW,** conveyed a certain real property of land in Davidson County, Tennessee, to **C&H PROPERTIES, LLC, a Tennessee limited liability company.**

WHEREAS, by inadvertence and mutual mistake, the legal description in said Warranty Deed failed to convey all of the subject property to Grantee. The legal description on said deed was described as follows:

> *LAND in Davidson County, Tennessee, being Lot 44, on the Map of L.C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.*
>
> *Said Lot No. 44 fronts 40 feet on the westerly side of Twenty-Ninth Avenue, North and runs back between parallel lines 150 feet, more or less to an alley.*
>
> *Being the same property conveyed Alex Craw by Final Decree Confirming Sale as of record in Instrument No. 20140838-007809, Registers office for Davidson County, Tennessee.*
>
> *Being also known as 735 29th Avenue North, Nashville, TN 37210.*

WHEREAS, ***because of an error in*** the legal description Grantee was not conveyed all of the subject property.

WHEREAS, the Grantor has agreed to re-execute said deed to correct the omission;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $1.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto Grantee, her heirs successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> *LAND in Davidson County, Tennessee, being Lot 44, on the Map of L.C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.*
>
> *Said Lot No. 44 fronts 40 feet on the westerly side of Twenty-Ninth Avenue, North and runs back between parallel lines 150 feet, more or less to an alley.*
>
> *Included in the above description but expressly excluded from this conveyance is that portion of the property previously conveyed to the State of Tennessee by instrument of record in Book 4307, Page 774, Register's Office for Davidson County, Tennessee.*
>
> *Being the same property conveyed Alex Craw by Final Decree Confirming Sale as of record in Instrument No. 20140838-007809, Registers office for Davidson County, Tennessee.*
>
> *Being also known as 735 29th Avenue North, Nashville, TN 37210.*

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Book 480, Page 291, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 10th day of Dec., 2018.

GRANTOR:

Alex Craw

GRANTEE:

C&H Properties, LLC:

Alex Craw, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Alex Craw, the within named bargainor(s), 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, at Office, this 10th day of Dec., 2018.

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-6-22

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Alex Craw with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Member of C&H Properties, LLC, and that they as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing the name of C&H Properties, LLC himself as Authorized Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of Dec., 2018.

Tracey Perry
NOTARY PUBLIC

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-6-22

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-.

Nancy Enoch
AFFIANT

Sworn to and subscribed before me this the 10th day of Dec., 2018.

Tracey Perry
NOTARY PUBLIC

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-6-22