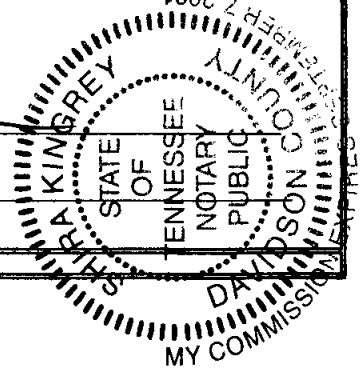
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** Karen Johnson Davidson County Batch# 190616 **DEEDWARR** 02/01/2019 08:52:56 AM 4 pgs Fees: $22.00 Taxes: $0.00 20190201-0009648	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 29 day of December, 2018 Notary Public My Commission Expires:



WARRANTY DEED OF CORRECTION

Address New Owner: Katherine K. Gaston, Trustee 2211 Crestmoor Rd., Suite 201 Nashville, TN 37215	Send Tax Bills To: Katherine K. Gaston, Trustee 2211 Crestmoor Rd., Suite 201 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 131-02-0W-002.00CO

WHEREAS, a Warranty Deed conveying the within described property from **Ryan C. Jacobs and Lindsey A. Jacobs, husband and wife to Katherine K. Gaston, Trustee, with full power to sell or encumber without consent of any beneficiaries or the purchaser looking to the application of proceeds**, has previously been executed and put of record in **Instrument No. 20180829-0085561** Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient and contained errors in vesting language of the Grantee.

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 **Ryan C. Jacobs and Lindsey A. Jacobs, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Katherine K. Gaston, Trustee, with full power to mortgage, sell, encumber, restrict and/or convey in any manner**

whatsoever she deems necessary and appropriate without the requirement of the joinder of any trustors and without consent of any beneficiaries or the purchaser looking to the application of the proceeds hereinafter referred to as Grantee, its heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 131-02-0W-002.00CO, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 2 of Lot 1, "Whitney Park" Lots 1 & 2, First Revision of Lot 1, Resubdivision of Lots 18-20 in Block 5, Overton Hills, as shown on plat of record in Instrument No. 20080926-0097842, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Ryan C. Jacobs and wife, Lindsey A. Jacobs by Warranty Deed from Larry Kell Holland and wife, Maria A. Hollad, recorded on the 30th day of September, 2008 in Instrument No. 20080930-0099225, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann § 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of "WHITNEY PARK" FIRST REVISION OF LOT 1 RESUBDIVISION OF LOTS 18-20 IN BLOCK 5 OVERTON HILLS, as recorded in Instrument Nos. 20080926-0097842; 20020513-0058573 and Plat Book 8250, Page 560.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20070427-0050246; 20080926-0097842; 20100405-0025311 and Affidavit recorded at Instrument No. 20100819-0065494.

Charter of Whitney Park Corporation recorded at Instrument No. 20070427-0050245.

Easement recorded in Book 11243, Page 520.

This is improved property located at: 2010 Overhill Drive, #102, Nashville, TN 37215.

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 29 day of December, 2018.

GRANTOR:

Ryan C. Jacobs

Lindsey A. Jacobs

GRANTEE:

Katherine K. Gaston, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Ryan C. Jacobs and Lindsey A. Jacobs., the within named bargainor, 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 29 day of December, 2018.

Notary Public

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

My Commission Expires: _____
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Katherine K. Gaston, the within named Trustee of the Trust referenced herein, with whom I am personally acquainted, and who upon oath acknowledged that she executed the within instrument with authority and in such capacity for the purposes therein contained.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Katherine K. Gaston, the within named Trustee of the Trust referenced herein, with whom I am personally acquainted, and who upon oath acknowledged that she executed the within instrument with authority and in such capacity for the purposes therein contained.

Witness my hand and official seal, this the 30th day of January, 2019.

VAnderson
Notary Public

My Commission Expires: _____

