Karen Johnson Davidson County
Batch# 224528 DEEDWARR
05/01/2019 01:58:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190501-0040420

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

| Address New Owner As: | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| William A. Patrick, Trustee<br>4209 Wallace Lane<br>Nashville, TN 37215 | New Owner | 130-04-0/088.00 |

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00.

## INSTRUMENT OF CORRECTION OF WARRANTY DEED

WHEREAS, by a Warranty Deed of record in Instrument No. 20011109-0123426, Register's Office for Davidson County, Tennessee, Paul Tetrault, unmarried (the "Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to William A. Patrick, Trustee (the "Grantee"). The said Warranty Deed was executed by Grantor and delivered to Grantee on November 9, 2001, and then recorded on November 9, 2001 in Instrument No. 20011109-0123426, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake, said Warranty Deed contained two errors in that 1.) Grantor's name was erroneously misspelled, and 2.) the vesting language for Grantee erroneously did not include the name of the Trust and the date the Trust was executed; and

WHEREAS, Grantee has requested that the Grantor correct said error, and the Grantor has agreed to do so.

NOW, THEREFORE, for the purpose of correcting said errors referenced above, and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Paul Tetreault**, unmarried, (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William A. Patrick, Trustee, or any Successor Trustee of the K & B Farm Trust dated November 9, 2001** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Sneed Estates, of record in Plat Book 2133, pages 10 and 11, amended in Book 2099, page 581, Register's Office for said County.

SAID Lot No. 55 fronts 134.00 feet on the westerly margin of Wallace Lane and extends back between parallel lines 300 feet to a dead line in the rear.

BEING the same property conveyed to the Paul Tetreault, unmarried, by Warranty Deed from Phillip Ray Harrison, dated November 20, 1998, and filed for record in Book 11219, page 135, Register's Office for Davidson County, Tennessee.

This is improved property located at: 4209 Wallace Lane, Nashville, TN 37215.

Grantors do hereby reaffirm and ratify all limitations, restrictions and encumbrances made and provided in said Warranty Deed of record in Instrument No 20011109-0123426, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the typographical errors stated in the legal description, as fully and effectively as if the entire instrument were copied herein verbatim, and said Warranty Deed is accordingly incorporated herein by reference.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 19 day of ~~January,~~ April 2019.

**GRANTOR:**

Paul Tetreault

STATE OF Florida )

COUNTY OF Flagler )

Personally appeared before me, the undersigned, Notary Public of said County and State, **Paul Tetreault**, 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 this 19 day of ~~January,~~ April 2019.

Amanda Rollins
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF958416
Expires 2/8/2020

Notary Public
My Commission Expires: 02/08/2020

STATE OF Florida )

COUNTY OF Flagler )

The actual consideration or the value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19 day of ~~January,~~ April 2019.

Notary Public

My Commission Expires: 02/08/2020

Amanda Rollins
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF958416
Expires 2/8/2020