Karen Johnson Davidson County
Batch# 234918 DEEDWARR
05/28/2019 08:57:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190528-0049795

This Instrument Was Prepared By:

Concord Title

3000 Meridian Blvd, Ste 140

Franklin, TN 37067

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by a Warranty deed of record in Instrument No. 200008110079818 and Re-Recorded in 20000915-0091974, Register's Office for Davidson County, Tennessee, Metropolitan Development and Housing Agency ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Keith R. Sales, unmarried ("Grantee");

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the legal description.

WHEREAS, the legal description should have included:

> **Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 25 on the Plan of John Trimble's Homestead Addition, as of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee.**
>
> **Said part of Lot 25 fronts 25 feet on the Northerly side of Date, formerly Shepherd or Tennessee, Street, and runs back 129.9 feet, more or less on the westerly line and 128.6 feet on the easterly line, to an alley, measuring 25 feet thereon.**
>
> **Tennessee, now Shepard Street, and extends back Northerly between lines about 172 feet on its Easterly line and 128.6 feet on its Westerly line to an alley in the rear.**
>
> **Being the same property conveyed to Metropolitan Development and Housing Agency by deed from Frances Timberlake Peebles and Husband, Eugene Peebles, of record in Book 6687 Page 596, Register's Office for Davidson County, Tennessee.**

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

NOW, THEREFORE, the Grantor, Metropolitan Development and Housing Agency, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said Grantee, Keith R. Sales, unmarried, their heirs, and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of John Trimble's Homestead Plan of Lots of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Said western one half of Lot 26 fronts 25 feet on the Northerly side of Tennessee, now Shepard Street, and extends back Northerly between lines about 172 feet on its Easterly line and 128.6 feet on its Westerly line to an alley in the rear.**

Being the same property conveyed to Metropolitan Development and Housing Agency by Warranty deed from Lula Gooch of Record in Book 5830, page 354, Register's Office for Davidson County, Tennessee.

And

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 25 on the Plan of John Trimble's Homestead Addition, as of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee.

Said part of Lot 25 fronts 25 feet on the Northerly side of Date, formerly Shepherd or Tennessee, Street, and runs back 129.9 feet, more or less on the westerly line and 128.6 feet on the easterly line, to an alley, measuring 25 feet thereon.

Tennessee, now Shepard Street, and extends back Northerly between lines about 172 feet on its Easterly line and 128.6 feet on its Westerly line to an alley in the rear.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from Frances Timberlake Peebles and Husband, Eugene Peebles, of record in Book 6687, Page 596, Register's Office for Davidson County, Tennessee.

Being also known as 40 Shepard St Nashville, Tennessee 37210 and 38 Shepherd Street, Nashville, Tennessee

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 200008110079818 and Re-Recorded in 20000915-0091974, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this the 14 day of May, 2019.

GRANTOR:

Metropolitan Development and Housing Agency

James E. Harbison

BY: James E. Harbison, Executive Director

State of Tennessee
County of Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James E. Harbison with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executive Director of the Metropolitan Development and Housing Agency the within named bargainor, and corporation, and that he as such Executive Director being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James E. Harbison as such James E. Harbison.

Witness my hand and official seal this 14 day of May, 2019.

Kristen Deal
Notary Public
My Commission Expires: 3/7/23



Owner Name & Property Address:

Name: Keith R. Sales, unmarried
Address: 40 Shepard Street
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Keith R. Sales, unmarried
Address: 40 Shepard Street
City, State, Zip: Nashville, TN 37210

Tax ID: 105 04 0 395.00 and 105 04 0 116.00