BILL GARRETT, Davidson County
Trans:T20130014215 DEEDQC
Recvd: 02/20/13 13:40 3 pgs
Fees:17.00 Taxes:0.00
20130220-0017001

267

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NO.}
{Upside, LLC	{ New Owner	} Map and Parcel }
{P.O. Box 16073	{	} 8301029000 }
{Nashville, TN 37216	{	} }
{	{	} }
{	{	} }

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished }
{by the parties hereto without the benefit of a title examination }

DEED OF CORRECTION

This Deed of Correction made and entered into this 8th day of February, 2013 by and between Eckhardt Exchange Corporation, a Tennessee Corporation, party of the first part, and Upside, LLC, a Tennessee Limited Liability Company party of the second part;

WHEREAS, on October 4, 2012, by Quitclaim Deed recorded in Instrument 20121005-0091620, Registers Office for Davidson County, Tennessee, Eckhardt Exchange Corporation conveyed certain property in Davidson County, Tennessee, to Party of the Second Part, and;

WHEREAS, said Quitclaim Deed was not correct because part of the real property was incorrectly described in the deed, and

WHEREAS, the parties desire to correct the aforesaid deed.

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), paid by the parties of the second part to the party of the first part, Eckhardt Exchange Corporation does hereby, grant, sell, transfer and convey unto Upside, LLC, the following described property:

Tract II

Lot No. 1 on the subdivision of the Stein property of record in Book 5190, Page 315, Registers Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being part of the same property conveyed by Eckhardt Exchange Corporation as Qualified Intermediary for March Egerton to Upside, LLC by Quitclaim Deed of record in Instrument 2012091005-0091620, Registers Office for Davidson County, Tennessee.

This is improved real property commonly known as 1109 Roberta Street, Nashville, Tennessee 37206

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Upside, LLC, its successors and assigns, forever.

And the party of the first part covenants that it was lawfully seized and possessed of said land in fee simple, had a perfect right to convey the same; and that said property was free and clear of all encumbrances, except as follows:

1. Taxes for the year 2012 and subsequent years.
2. All matters show in the plat of record in Book 21, Page 9, and in Book 5190, Page 315, Registers Office for Davidson County, Tennessee.

Witness our hands this 7th day of February, 2013.

Party of the First Part:
Eckhardt Exchange Corporation

Party of the Second Part:
Upside, LLC

By Member, Upside, LLC

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Robert J. Eckhardt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be President of the Eckhardt Exchange Corporation and as such President acknowledged that he/she is authorized to execute the foregoing instrument on behalf of Eckhardt Exchange Corporation the within named bargainor, corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as President.

Witness my hand and seal, at office in Nashville, TN this 7th day of February, 2013.

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

Notary Public

My Commission Expires: 1-24-15

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Robert J. Notestine III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be President of the Upside LLC. and as such President acknowledged that he/she is authorized to execute the foregoing instrument on behalf of Upside LLC the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as President.

Witness my hand and seal, at office in Nashville, TN this 8th day of February, 2013.

Notary Public

My Commission Expires: 1-25-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY