RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31143
(Davidson County File Box 9-B)

This instrument prepared by:
Mudter & Patterson, Attys.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215

WARRANTY DEED OF CORRECTION

WHEREAS, by Cash Deed for Tennessee executed January 6, 1993, of record in Book 8836, page 111, Register's Office for Davidson County, Tennessee, Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., conveyed to James H. Cobb and wife, Mary E. Cobb, a certain tract of land in Davidson County, Tennessee, known as 533 Eastboro Drive, Nashville, Tennessee 37209; and

WHEREAS, James H. Cobb and Mary E. Cobb (the latter hereinafter referred to as Mary Cobb) subsequently divorced and retained ownership of said tract of land as tenants in common; and

WHEREAS, by Quitclaim Deed executed and recorded on February 14, 2008, as Instrument No. 20080214-0015032, Register's Office for Davidson County, Tennessee, James Hershel Cobb (one and the same person as James H. Cobb) conveyed his interest in said tract to Cobb Commercial Properties, LLC – Series 4, a Tennessee limited liability company (hereinafter referred to as Cobb Series 4); and

WHEREAS, by Warranty Deed executed on November 1, 2012, and recorded on November 6, 2012, as Instrument No. 20121106-0102495, said Register's Office, Cobb Commercial Properties, LLC, (hereinafter referred to as Cobb, LLC) and Mary Cobb conveyed said tract to Bradley Scott, LLC; and

WHEREAS, while the conveyance by Mary Cobb was effective as to her interest in said tract, the conveyance from Cobb, LLC, was ineffective in that title was vested, not in Cobb, LLC, but in Cobb Series 4; and

WHEREAS, the parties now desire to correct the conveyance by Cobb, LLC, to Bradley Scott, LLC.

NOW, THEREFORE, for the purpose of correcting said Warranty Deed recorded as Instrument No. 20121106-0102495, Register's Office for Davidson County, Tennessee, as to the interest of Cobb Series 4, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Cobb Commercial Properties, LLC, a Tennessee limited liability company, for benefit of Cobb Commercial Properties, LLC – Series 4, a Tennessee limited liability company, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Bradley Scott, LLC, a Tennessee limited liability company, hereinafter referred to as Grantee, its successors and assigns, its right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described on the attached Exhibit "A" (hereinafter referred to as the Property).

The conveyance by Mary E. Cobb of her interest in the Property to Bradley Scott, LLC, a Tennessee limited liability company, in Instrument No. 20121106-0102495, said Register's Office, is unaffected by this conveyance.

BILL GARRETT, Davidson County
Trans:T20130048096 DEEDWARR
Recvd: 06/10/13 10:25 4 pgs
Fees:22.00 Taxes:0.00
20130610-0058536

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of ~~May~~ June, 2013.

COBB COMMERCIAL PROPERTIES, LLC,
a Tennessee limited liability company, for
benefit of Cobb Commercial Properties, LLC –
Series 4, a Tennessee limited liability company

By: James C Cobb

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, James C Cobb, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CEO/MANAGING MEMBER of Cobb Commercial Properties, LLC, and that he is authorized by Cobb Commercial Properties, LLC, to execute this instrument on behalf of Cobb Commercial Properties, LLC, for the benefit of Cobb Commercial Properties, LLC – Series 4, a Tennessee limited liability company.

Witness my hand at Nashville, Tennessee, this 6th day of ~~May~~ June 2013.

Notary Public for the State of Tennessee

My commission expires

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ -0-. Transfer tax was paid on the instrument recorded as Instrument No. 20121106-0102495, RODC, TN.

Affiant

Subscribed and sworn to before me this 24 day of ~~May~~ June, 2013.

Notary Public for the State of Tennessee

My commission expires

KAREN TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

New Owner / Tax Bills to:
Bradley Scott, LLC
2912 Oakland Avenue
Nashville, TN 37212

Map and Parcel No.:
For 2012 – 091 090 23800
For 2013 – 091 090 C 00100 CO

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of E. T. Brown's Subdivision of an 18 acre tract on Charlotte Pike, as of record in Book 332, page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 58 feet on the westerly side of Eastboro, formerly Cowan Avenue, and runs back 198.4 feet on the northerly line and 192 feet on the southerly line, to an alley and measures 108 feet thereon.

Being part of the property conveyed to James H. Cobb and wife, Mary E. Cobb, by Cash Deed for Tennessee executed January 6, 1993, from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8836, page 111, Register's Office for Davidson County, Tennessee. The parties having since divorced. By Quitclaim Deed executed February 14, 2008, and recorded as Instrument No. 20080214-0015032, Register's Office for Davidson County, Tennessee, James Hershel Cobb (one and the same person as James H. Cobb) conveyed his interest in subject property to Cobb Commercial Properties, LLC – Series 4, a Tennessee limited liability company.

This conveyance is subject to matters shown on the plan of record in Book 332, page 116, and all restrictions, easements and other matters of record in the Register's Office for Davidson County, Tennessee.