DEED OF CORRECTION

BILL GARRETT, Davidson County
Trans:T20140085453 DEEDWARR
Recvd: 11/12/14 16:13 2 pgs
Fees:12.00 Taxes:0.00
20141112-0104578

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 THE 31 DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MBS Construction, LLC	New Owner	105-7-301.00
(NAME) 2814 12th Avenue South	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT IS EXECUTED FOR THE EXPRESS PURPOSE OF CORRECTING THE LEGAL DESCRIPTION PREVIOUSLY CONVEYED FROM GRANTOR TO GRANTEE BY WARRANTY DEED RECORDED 7/21/2014 IN INSTRUMENT NUMBER 20140721-0064514, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **IRA INNOVATIONS, LLC F/B/O WILLIAM SMALLMAN SEP IRA**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, **MBS CONSTRUCTION, LLC**, hereinafter called the Grantee (its successors and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units A and B, as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 606 Moore Avenue Townhomes, as shown of record as Instrument No. 20140612-0051356, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MBS Construction, LLC, a Tennessee limited liability company by Warranty Deed from IRA Innovations, LLC F/B/O William Smallman SEP IRA, of record as Instrument No. 20140721-0064514 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 606 Moore Avenue, Unit A, Nashville, Tennessee 37203, and 606 Moore Avenue, Unit B, Nashville, Tennessee 37203
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27 day of October, 2014.

IRA INNOVATIONS, LLC F/B/O WILLIAM SMALLMAN SEP IRA

By: William P. Gulas, Authorized Representative

STATE OF ALABAMA
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William P. Gulas, Authorized Representative of IRA Innovations, LLC f/b/o William Smallman, SEP IRA, the within named bargainor, 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 and official seal, this the 27 day of October, 2014.

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2016

Notary Public
My Commission Expires:

****

MBS Construction, LLC joins in the execution of this Deed of Correction for the express purpose of acknowledging the correction identified herein.

Witness my hand(s) this 31st day of October, 2014.

MBS CONSTRUCTION, LLC

Moyo Suarez, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Moyo Suarez , Member of MBS Construction, LLC, the within named Grantee, 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 and official seal, this the 31st day of October, 2014.

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 10/16/16