QUITCLAIM DEED OF CORRECTION

BILL GARRETT, Davidson County
Trans:T20160009979 DEEDQC
Recvd: 02/05/16 09:45 3 pgs
Fees:17.00 Taxes:0.00

20160205-0011302

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TA Properties, LLC	Same as new owner	A portion of 104-02-0-114.00
(NAME) 4301 Parkview Circle	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned parties hereby enter into this Quitclaim Deed of Correction as follows:

WHEREAS, on the 2nd day of April, 2015, Owasso Development LLC, a Tennessee limited liability company, did convey unto TA Properties, LLC, a Tennessee limited liability company, that certain parcel of real estate hereinafter described; and

WHEREAS, said Warranty Deed was recorded April 6, 2015, in Instrument No. 20150406-0029797, Register's Office of Davidson County, Tennessee, and,

WHEREAS, said conveyance failed to properly reference the legal description, and

WHEREAS, the parties now execute this instrument in order to correct the previous error and properly vest said real estate in the name of the rightful owner, TA Properties, LLC, a Tennessee limited liability company.

NOW THEREFORE, the undersigned, Owasso Development LLC, a Tennessee limited liability company, hereby quitclaims unto TA Properties, LLC, a Tennessee limited liability company, its heirs and assigns forever, all of its undivided right, title and interest in and to the hereinafter described property in Davidson County, State of Tennessee, described as follows, to wit:

Being 405 Avoca Street, Units 1-3, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Centennial Lofts I, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150406-0029796, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more completed and accurate legal description of said Units.

Being a portion of the property conveyed to Owasso Development LLC, by Warranty Deed from Michael D. Shmerling Partners, G.P., a Tennessee general partnership, dated December 1, 2014, as of record in Instrument No. 20141205-0111825, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, this document was executed this 26th day of January, 2016.

Owasso Development LLC

By: _____

Ryan Talbert, its Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ryan Talbert, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Authorized Agent of Owasso Development LLC, the within named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Owasso Development LLC, by Ryan Talbert, as such Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of January, 2016.

_____
Notary Public

My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
January 21, 2018

IN WITNESS WHEREOF, this document was executed this 26th day of January, 2016.

TA Properties, LLC,

By: _____

Chris Anderson, its General Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Chris Anderson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the General Manager of TA Properties, LLC, the within named bargainor, and that he as such General Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of TA Properties, LLC, by Chris Anderson, as such General Manager.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 2016.

Margie D. Ferrell
Notary Public

My Commission Expires: 3/6/18

MARGIE D. FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 3/6/18