THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETTCROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

AFFIANT

Subscribed and sworn to before me, this 23rd day of March, 2016.

Notary Public

My Commission Expires: My Comm. Expires September 10, 2018

ASHLEY CROSBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20160025756 DEEDWARR
Recvd: 03/30/16 14:54 5 pgs
Fees:27.00 Taxes:0.00
20160330-0030169

Address Owners As Follows:

M. L. Rose Pub Real Estate Holdings, LLC,
f/k/a Melrose Pub Real Estate Holdings, LLC
Attn: Austin Ray
2535 Franklin Pike, Suite 107
Nashville, TN 37204

Send Tax Bills To:

SAME

Map-Parcel Numbers:

Map: 91-16
Parcels: 10 & 11

DEED OF CORRECTION

WHEREAS, by a deed of record as Instrument Number 20111227-0100742, Register's Office for Davidson County, Tennessee, 4408 Charlotte Avenue Partners, a Tennessee general partnership (the "Grantor") conveyed a certain tract of land to Melrose Pub Real Estate Holdings, LLC, a Tennessee limited liability company (the "Grantee"); and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

TRACT ONE:

Land located in the 24th Councilmanic District of Davidson County, Tennessee and described according to a survey by R. L. Montoya — Land Surveying dated October 18, 2010 as follows:

Beginning at a p.k. nail in the west margin of Charlotte Avenue, said point being the north margin of 45th Ave. North, thence, leaving said west margin of Charlotte

Avenue, along the north margin of 45th Ave. North, North 87 degrees 48 minutes 12 seconds west 90.07 feet to an iron rod, said point being the south west corner of this Parcel 10, the south east corner of Parcel 11, thence, leaving the north margin of 45th Ave. North with a line common to Parcel 11 and 10, North 2 degrees 14 minutes 36 seconds east 104.82 feet to an iron rod located in the south margin of Alley No. 1217; said point being the north west corner of Parcel 10, the north east corner of Parcel 11, thence, with the south margin of Alley No. 1217 the north east corner of Parcel 11, South 87 degrees 48 minutes 12 seconds east 90.07 feet to a p.k. nail in the west margin of Charlotte Avenue; thence, with said Charlotte Avenue, South 2 degrees 14 minutes 36 seconds west 104.82 feet to the point of beginning, containing 9,440.65 square feet 0.22 acres of less.

TRACT TWO:

Land located in the 24th Councilmanic District of Davidson County, Tennessee and described according to a survey by R.L. Montoya - Land Surveying dated October 18, 2010 as follows:

Beginning at a p.k. nail in the west margin of Charlotte Avenue, said point being the north margin of 45th Ave. North; thence, leaving said west margin of Charlotte Avenue, along the north margin of 45th Avenue North, North 87 degrees 48 minutes 12 seconds west 90.07 feet to an iron rod, said point being the south west corner of this Parcel 10, the south east corner of Parcel 11, this being the beginning point for this Parcel 11, thence, continuing along 45th Avenue North, North 87 degree 48 minutes 12 seconds west 60.00 feet to an iron rod in the east margin of Alley No. 12; thence, with said Alley No. 12; North 2 degrees 14 minutes 36 seconds east 104.82 feet to an iron rod, in the south margin of Alley No. 1217; thence, with the south margin of Alley No. 1217, South 87 degrees 48 minutes 12 seconds west 60.00 feet to an iron rod; said point being the northeast corner of this parcel, the northwest corner of Parcel 10; thence, leaving said margin along the common line of Parcel 11 and 10, South 2 degrees 14 minutes 36 seconds west 104.82 feet to the point of beginning, containing 6,289.20 square feet, 0.15 acres more or less.

BEING the same property conveyed to 4408 Charlotte Avenue Partners, a Tennessee general partnership, by warranty deed dated March 11, 2011and recorded March 16, 2011 as Instrument No. 20110316-0020667 in the 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, 4408 Charlotte Avenue Partners, a Tennessee general partnership, for the purpose of correcting said error and in consideration of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby

acknowledged, has bargained and sold and by these presents does transfer and convey unto said Grantee, M. L. Rose Pub Real Estate Holdings, LLC f/k/a Melrose Pub Real Estate Holdings, LLC, a Tennessee limited liability company, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT ONE:

Land located in the 24th Councilmanic District of Davidson County, Tennessee and described according to a survey by R. L. Montoya — Land Surveying dated October 18, 2010 as follows:

Beginning at a p k nail in the north margin of Charlotte Avenue, said point being the east margin of 45th Ave. North, thence, leaving said north margin of Charlotte Avenue, along the east margin of 45th Ave. North, north 02 degrees 14 minutes 36 seconds east 90.07 feet to an iron rod, said point being the north west corner of this Parcel 10, the south west corner of Parcel 11, thence, leaving the east margin of 45th Ave. North with a line common to Parcel 11 and 10, south 87 degrees 48 minutes 12 seconds east 104.82 feet to an iron rod located in the west margin of Alley No. 1217; said point being the north east corner of Parcel 10, the south east corner of Parcel 11, thence, with the west margin of Alley No. 1217 south 02 degrees 14 minutes 36 seconds West 90.07 feet to a p k nail in the north margin of Charlotte Avenue; thence, with said Charlotte Avenue, north 87 degrees 48 minutes 12 second West 104.82 feet to the point of beginning, containing 9,440.65 square feet 0.22 acres of less.

TRACT TWO:

Land located in the 24th Councilmanic District of Davidson County, Tennessee and described according to a survey by R.L. Montoya - Land Surveying dated October 18, 2010 as follows:

Beginning at a p k nail in the north margin of Charlotte Avenue, said point being the east margin of 45th Ave. North; thence, leaving said north margin of Charlotte Avenue, along the east margin of 45th Avenue North, north 02 degrees 14 minutes 36 seconds east 90.07 feet to an iron rod, said point being the north west corner of this Parcel 10, the south west corner of Parcel 11, this being the beginning point for the Parcel 11, thence, continuing along 45th Ave North, north 02 degrees 14 minutes 36 seconds east 60.00 feet to an iron rod in the south margin of Alley No. 1200, thence, with said Alley No. 1200 south 87 degrees 48 minutes 12 seconds east 104.82 feet to an iron rod, in the west margin of Alley No. 1217; thence, with the west margin of Alley No. 1217, south 02 degrees 14 minutes 36 seconds west 60.00 feet to an iron rod; said point being the south east corner of this parcel, the north east corner of Parcel 10; thence, leaving said margin along the common line of Parcel 11 and 10,

north 87 degrees 48 minutes 12 seconds west 104.82 feet to the point of beginning, containing 6,289.20 square feet, 0.15 acres more or less.

BEING the same property conveyed to 4408 Charlotte Avenue Partners, a Tennessee general partnership, by warranty deed dated March 11, 2011and recorded March 16, 2011 as Instrument No. 20110316-0020667 in the Register's Office for Davidson County, 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, successors 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 Number 20111227-0100742, 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 2 day of March, 2016.

GRANTOR:

4408 Charlotte Avenue Partners

By: George N. Spiva
Its: Managing Partner

GRANTEE:

M. L. Rose Pub Real Estate Holdings, LLC, f/k/a/ Melrose Pub Real Estate Holdings, LLC

By: Austin Ray
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, W. Lee Corbett, a Notary Public of said County and State, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of 4408 charlotte Avenue Partners, a Tennessee general partnership, the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and seal, at Office in aforesaid County and State this 29th day of ~~February~~ March, 2016.

W. Lee Corbett
Notary Public

W. LEE CORBETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 9, 2018

My commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ashley Crosby, a Notary Public of said County and State, personally appeared Austin Ray , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of M. L. Rose Pub Real Estate Holdings, LLC f/k/a Melrose Pub Real Estate Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as such Chief Manager.

Witness my hand and seal, at Office in aforesaid County and State this 23rd day of March, 2016.

Ashley Crosby
Notary Public

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

My commission expires: