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

BILL GARRETT, Davidson County
Trans:T20160025759 DEEDWARR
Recvd: 03/30/16 14:59 4 pgs
Fees:22.00 Taxes:0.00

20160330-0030188

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:

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

| **Address Owners As Follows:** | **Send Tax Bills To:** | **Map-Parcel Numbers:** |
|---|---|---|
| M. L. Rose Pub Real Estate Holdings, LLC,<br>**f/k/a/ Melrose Pub Real Estate Holdings, LLC**<br>2535 Franklin Pike, Suite 107<br>Nashville, TN 37204 | SAME | Map: 91-16<br>Parcels: 10 & 11<br>(combined) |

## DEED OF CORRECTION

WHEREAS, by a deed of record as Instrument Number 20120103-0000525, Register's Office for Davidson County, Tennessee, Melrose Pub Real Estate Holdings, LLC, a Tennessee Limited Liability Company (the "Grantor," which has since changed its name to M. L. Rose Pub Real Estate Holdings, LLC) conveyed a certain tract of land to Melrose Pub Real Estate Holdings, LLC, a Tennessee Limited Liability Company, now known as M. L. Rose Pub Real Estate Holdings, LLC (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:

Land located in the 24th Councilmanic District of Davidson County and described according to a survey by R. L. Montoya - Land Surveying and 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 Avenue, North; thence, leaving said west margin of Charlotte Avenue, along the north margin of 45th Avenue, North, North 87 degrees 48 minutes 12 seconds, East 150.07 feet to an iron rod, said point being the south west corner of this Parcel, thence leaving the north margin of 45th Ave. 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 south margin of Alley No. 1217; said point being the north west corner of this Parcel, thence with the south margin of Alley No. 1217, South 87 degrees 48 minutes 12 seconds east 150.07 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 15,729.85 square feet, 0.37 acres more or less.

BEING the same property conveyed to Melrose Pub Real Estate Holdings LLC, a Tennessee Limited Liability Company, by deed of record as instrument number 201112270100742, 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, M. L. Rose Pub Real Estate Holdings, LLC, f/k/a **Melrose Pub Real Estate Holdings, LLC**, a Tennessee Limited Liability Company, 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:

Land located in the 24th Councilmanic District of Davidson County and described according to a survey by Rocky L Montoya - Land Surveying and 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 Avenue, 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 150.07 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 1217, south 02 degrees 14 minutes 36 seconds, West 150.07eet to a p k nail in the north margin of Charlotte Avenue; thence, with said Charlotte Avenue, north 87 degrees 48 minutes 12 seconds, West 104.82 feet to the point of beginning, containing 15729.85 square feet, or 0.37 acres more or less.

BEING the same property conveyed to Melrose Pub Real Estate Holdings LLC, a Tennessee Limited Liability Company, by deed of record as instrument number 201112270100742, 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 20120103-0000525, 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 23rd day of March, 2016.

GRANTOR:

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

By: Austin Ray
Its: Chief Manager

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, 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

My commission expires:

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

**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

My commission expires:

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