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BILL GARRETT, Davidson County
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PREPARED BY:
ADVANTAGE TITLE AND ESCROW, INC.
3325 ASPEN GROVE DR. STE. 104
FRANKLIN, TN 37067

This document is being recorded to correct deed of record in instrument # 20151222-0128870, Register's office for Davidson County, Tennessee.

# Instrument of Correction of Deed

**THAT WHEREAS**, on December 11th, 2015 , The Twin Team, LLC ("Grantor") conveyed to Robin Thoppil and Manju E. Xavier, husband and wife ("Grantees") in instrument # 20151222-0128870, Register's Office for Davidson County, Tennessee;

**AND WHEREAS**, by inadvertence and mistake, said Warranty Deed contains three errors as follows: 1. in the property legal description contained therein that reference was made to Unit "B" of the Horizontal Property Regime of The Cottages of Elliott Avenue and should have been Unit "A" 2. The Address should show 1817B Elliott Ave Nashville, TN 37203 and 3. The Map and Parcel # should be # 105-09-0X-001.00

**WHEREAS**, the Grantor and Grantee desires to correct said errors.

**NOW, THEREFORE**, The Grantor, The Twin Team, LLC, for and in consideration of the desire to correct the inadvertence and mistakes hereinabove recited, has bargained and sold and by these presents does transfer and convey unto said Grantee, Robin Thoppil and wife, Manju E. Xavier, their successors and assigns, a certain tract of real estate in Davidson County, TN described as follows:

Land in Davidson County, Tennessee, being Unit No. "A" on the Plan of Horizontal Property Regime (with Private Elements) of 1817 Elliott Avenue, filed as Exhibit "B" to and established by the Master Deed of record in instrument No. 201412300118751, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being part of the same property as conveyed to The Twin Team, LLC by deed of record in instrument No. 20141218-0115872, Register's Office for Davidson County, TN.

**Being also known as 1817 B Elliott Ave, Nashville, TN 37203**
**With Map and Parcel # 105-09-0X-001.00.**

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantees, their 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 Warranty Deed of record in instrument # 20151222-0128870, said Register's Office for Said County, TN and the entire contents thereof, except for the reference in the Legal Description, address and Map and Parcel of the property to the incorrect Unit as fully and effectively as if the entire instrument were copied herein verbatim containing the correct property description, which instrument is accordingly incorporated herein by reference.

KT

WITNESS THE HAND OF THE UNDERSIGNED EFFECTIVE AS OF APRIL 29th, 2016.

**GRANTOR:**
**THE TWIN TEAM, LLC**

**BY;** _____ member
**JEREMY BOCKMAN, MEMBER**

**GRANTEE:**

X _____
**ROBIN THOPPIL**

X _____
**MANJU E. XAVIER**

State of Tennessee
County of Davidson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBIN THOPPIL AND MANJU E. XAVIER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN on this 10 day of May, 2016.

_____
Notary Public
commission expires 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy Bockman, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Member of The Twin Team, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the The Twin Team, LLC by himself as MEMBER.

Witness my hand and official seal at Nashville, TN on this 11 day of May, 2016. KT

_____
Notary Public
commission expires

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY