This instrument prepared by:

Windmill Title, LLC
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Brentwood, TN 37027
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Davidson County DEEDWARRSP
Recvd: 09/01/16 15:06 3 pgs
Fees:17.00 Taxes:0.00
20160901-0092224

SPECIAL WARRANTY DEED
(DEED OF CORRECTION)

THIS SPECIAL WARRANTY DEED (DEED OF CORRECTION), is made as of this the 1 day of September, 2016 by Q&A Holdings, GP, a Tennessee general partnership ("Grantor") in favor of TM Investments, LLC ("Grantee").

WHEREAS, Grantor conveyed certain property to Grantee, by Warranty Deed dated June 21, 2016, of record in Instrument No. 20160623-0064309, Register's Office for Davidson County, Tennessee (hereinafter, "the Deed");

WHEREAS, the legal description in the Deed contained an error. The Deed conveyed Lot 11 of Plan of Section One Hundred, Edgehill Estates, of record in Plat Book 4860, Page 25, which was a prior description of the same property superseded by the resubdivision of Lot 11, as stated below, which occurred before the recording of the Deed;

NOW THEREFORE, in consideration of the sum of ten dollars ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby executes this Special Warranty Deed (Deed of Correction) to reform the Deed, correct the legal description, and convey the property intended to be conveyed, herein described as follows:

> Land in Davidson County, Tennessee, being Lots 1 and 2, on the Plan of Edgehill Estates, Section 100, Resubdivison of Lot 11, and recorded in Instrument No. 20160105-0000895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Map and Parcel No.: 105 02 0 459.00
> Property Address: 956 9th Avenue South, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 claiming the same by, through, or under the GRANTOR but no further or otherwise. 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.

GRANTOR:

Q&A Holdings, GP, a Tennessee general partnership

By: Ashley Quinn
Its: Authorized Person

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, Ashley Quinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the Authorized Person of Q&A Holdings, GP, a Tennessee general partnership, the within named grantor, and that he, being authorized to do so, executed the within instrument for the purposes therein contained by signing his name on behalf of the corporation.

Witness my hand, at office, this the 1ST day of ~~August~~ Sept., 2016.

Notary Public

My Commission Expires: 5-25-20

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this
the 1ST day of ~~August~~ Sept., 2016.

Notary Public

My Commission Expires: 5-25-20

20161239R

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

