(1)

BILL GARRETT, Davidson County
Trans:T20170008008 DEEDQC
Recvd: 01/27/17 10:53 3 pgs
Fees:17.00 Taxes:0.00
20170127-0009026

This Instrument Prepared By and Returnable To:
Ashworth Law Firm, PLLC (RCA)
237 2nd Avenue South
Franklin, Tennessee 37064

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Quitclaim Deed of record in Instrument No. 20150724-0072872, Register's Office for Davidson County, Tennessee (hereinafter "Deed"), G & F Holdings, LLC (as "Grantor") conveyed certain real property in Davidson County, Tennessee, to Liberty Luxe Properties LLC (as "Grantee").

WHEREAS, by inadvertence and mutual mistake, said Deed contained the wrong legal description of the property intended to be conveyed which was described as follows:

> Being Lot No. 7 on the Plan of Eller & Vandiver Subdivision, Block "A", described according to a survey by Southern Land & Associates, dated March 31, 1980, as follows: Beginning at a point in the easterly margin of Rio Vista Drive, said point being 253 feet from the northerly margin of Dupont Avenue; thence Northwesterly 50 feet, more or less to a point; then northeasterly 275 feet to a point; thence southeasterly 50 feet, more or less to a point; thence southwesterly 275 feet to the easterly margin of Rio Vista Drive which is the point of beginning.
>
> Being a portion of the same property conveyed to G & F HOLDINGS, LLC, by deed from GREGORY JOSEPH LAMMERT, UNMARRIED, of record in Instrument No. 20150407-0030514, dated April 2, 2015, said Register's Office.

WHEREAS, the Deed contained the correct improved property address known as 214/216 Rio Vista Drive, Madison, TN 37115, but referenced the wrong legal description which was intended to be conveyed;

WHEREAS, G & F Holdings, LLC (as "Grantor") and Liberty Luxe Properties, LLC (as "Grantee") have agreed to correct said errors;

NOW THEREFORE, the said Grantor, G & F Holdings, LLC, for the purpose of correcting said errors and in consideration of the sum of $10.00 in hand paid, has bargained and sold and by these presents does bargain, sell, quitclaim and convey unto Liberty Luxe Properties, LLC, as Grantee, its successors and representatives, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

> Being part of Lot No. 10 on the Plan of Anderson Estates of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being Lot No. 6 on the Plan of Eller & Vandiver's Subdivision, not of record, and further described as follows: Beginning at a point in the easterly margin of Rio Vista Drive, said point being 203 feet from the northerly margin of Dupont Avenue; thence northwesterly 50 feet to a point; thence northeasterly 275 feet to a point; thence southeasterly 50 feet to a point; thence southwesterly 275 feet to the point of beginning.
>
> Being a portion of the same property conveyed to G & F HOLDINGS, LLC, by Warranty Deed from GREGORY JOSEPH LAMMERT, UNMARRIED, of record in Instrument No. 20150407-0030514, dated April 2, 2015, said Register's Office.
>
> This is improved property commonly known as 214/216 Rio Vista Drive, Madison, TN 37115 (Map/Parcel 043 12 0 011.00).

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its successors and representatives, in fee simple forever, and the said Grantor does hereby re-affirm

and ratify all covenants and warranties and stipulations made and provided in said Deed of record, if any, in Instrument No. 20150724-0072872, Register's Office for Davidson County, Tennessee.

WHEREAS, Liberty Luxe Properties, LLC (as "Grantor") and G & F Holdings, LLC (as "Grantee") have further agreed to correct said errors;

NOW THEREFORE, the said Grantor, Liberty Luxe Properties, LLC, for the purpose of correcting said errors and in consideration of the sum of $10.00 in hand paid, has bargained and sold and by these presents does bargain, sell, quitclaim and convey unto G & F Holdings, LLC, as Grantee, its successors and representatives, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

Being Lot No. 7 on the Plan of Eller & Vandiver Subdivision, Block "A", described according to a survey by Southern Land & Associates, dated March 31, 1980, as follows: Beginning at a point in the easterly margin of Rio Vista Drive, said point being 253 feet from the northerly margin of Dupont Avenue; thence Northwesterly 50 feet, more or less to a point; then northeasterly 275 feet to a point; thence southeasterly 50 feet, more or less to a point; thence southwesterly 275 feet to the easterly margin of Rio Vista Drive which is the point of beginning.

Being a portion of the same property conveyed to G & F HOLDINGS, LLC, by deed from GREGORY JOSEPH LAMMERT, UNMARRIED, of record in Instrument No. 20150407-0030514, dated April 2, 2015, said Register's Office. Being the same property inadvertently conveyed to Liberty Luxe Properties, LLC by Quitclaim Deed of record in Instrument No. 20150724-0072872, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 218/220 Rio Vista Drive, Madison, TN 37115 ((Map/Parcel 043 12 0 010.00).

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its successors and representatives, in fee simple forever, and the said Grantor does hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said Deed of record, if any, in Instrument No. 20150724-0072872, Register's Office for Davidson County, Tennessee.

IN WITNESS THEREOF the parties have executed this instrument as of this 19th day of January, 2017.

GRANTOR/GRANTEE:

G & F Holdings, LLC, a Wyoming limited liability company

By: _____
Name: Evan Farmer a/k/a Evan R. Farmer, Jr.
Title: Managing Member

GRANTEE/GRANTOR:

Liberty Luxe Properties, LLC,
a Wyoming limited liability company

By: _____
Name: Evan Farmer a/k/a Evan R. Farmer, Jr.
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Evan Farmer a/k/a Evan R. Farmer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Managing Member of G & F Holdings, LLC, the within named bargainor, a Wyoming limited liability company, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as Managing Member.

Witness my hand and official seal on this 19th day of January, 2017.

Notary Public

My Commission Expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Evan Farmer a/k/a Evan R. Farmer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Managing Member of Liberty Luxe Properties LLC, the within named bargainor, a Wyoming limited liability company, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as Managing Member.

Witness my hand and official seal on this 19th day of January, 2017.

Notary Public

My Commission Expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for these transfers are $-0-.

AFFIANT

Sworn to and subscribed before me this the 19th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY