BILL GARRETT, Davidson County
Trans:T20170023180 DEEDWARR
Recvd: 03/20/17 08:58 5 pgs
Fees:27.00 Taxes:0.00
20170320-0026612

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Diamond Corp.	New Owner	
P.O. Box 148964		Map 098-00-0
Nashville, TN 37214		Parcels 180, 181,
		182,and183

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

D E E D OF CORRECTION

This Deed of Correction made and entered into this 14th day of March, 2017 by and between C.D. Contractors, Boardwalk, F.L.P., and CEEMAC Revocable Trust, LH Rushing, Settlor, collectively party of the first part, and Diamond Corp., a Tennessee Corporation, party of the second part;

WHEREAS, on May 15, 1997, by General Warranty Deed recorded in Book 10460 page 742, Register's Office for Davidson County, Tennessee, Richard Kelly Gleaves, Sr. and Betty Jo Gleaves conveyed certain property in Davidson County, Tennessee, to C.D. Contractors, a Sole Proprietorship, and;

WHEREAS, on May 4, 2005, by Quitclaim Deed recorded in Instrument 20050504-0050040, Register's Office for Davidson County, Tennessee, C.D. Contractors conveyed the same real property in Davidson County, Tennessee, to Boardwalk F.L. P., a Tennessee limited partnership, and;

WHEREAS, on March 20, 2015, by Quitclaim Deed recorded in Instrument 20150320-0024348, Register's Office for Davidson County, Tennessee, Boardwalk F.L.P. conveyed the same real property in Davidson County, Tennessee, to CEEMAC Revocable Trust with MC Davis as trustee, and;

WHEREAS, on August 7, 2015, the Settlor of the CEEMAC Revocable Trust removed MC Davis as Trustee and appointed DF Rushing, Cody D. Rushing and Holly C. Scott as Trustees of the Trust; and

WHEREAS, on August 7, 2015, the Settlor of the CEEMAC Revocable Trust removed MC Davis as Trustee and appointed DF Rushing, Cody D. Rushing and Holly C. Scott as Trustees of the Trust; and

WHEREAS, prior to the appointment of the new Trustees of the Trust, on March 20, 2015, by Quitclaim Deed recorded in Instrument 20150302-0024349, Register's Office for Davidson County, Tennessee, CEEMAC Revocable Trust with MC Davis, as Trustee with full power to mortgage convey, encumber or transfer said real property without joinder of any beneficiary, conveyed the same real property in Davidson County, Tennessee, to Diamond Corp., a Tennessee corporation, and;

WHEREAS, said quitclaim deeds was not correct because the real property was only partially described in the quitclaim deeds, the identity of the grantors was incomplete and the roles or powers of the signatories for the grantors were vague, and

WHEREAS, the parties desire to correct the aforesaid quitclaim deeds to completely and properly vest title in the real property described below to the party of the second part.

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), paid by the party of the second part to the party of the first part, C.D. Contractors, Boardwalk, F.L.P., and CEEMAC Revocable Trust, DF Rushing, Cody D. Rushing and Holly C. Scott, as Trustees, said party of the first part do hereby, grant, sell, transfer and convey unto Diamond Corp., a Tennessee Corporation, the following described properties:

> Land in Davidson County, Tennessee, being Tract Nos. 1,2, 3 &4 of the Richard Gleaves Subdivision, as recorded in Book 9700, Page 400, Register's Office for Davidson County, Tennessee.
>
> Being the same properties conveyed to Diamond Corp. by quitclaim deed from CEEMAC Revocable Trust, MC Davis, Trustee, of record in Instrument 20150320-0024349, Register's Office for Davidson County, Tennessee.
>
> These are unimproved real properties located off Earhart Road and Chestnutwood Trail Nashville, Tennessee. Lot 3 is an improved lot.

To have and to hold the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said party of the second part, Diamond Corp., its successors and assigns, forever.

And the party of the first part covenants that they were lawfully seized and possessed of said land in fee simple, had a perfect right to convey the same; and that said property was free and clear of all encumbrances, except as follows:

1. Taxes for the year of conveyance and subsequent years.
2. All matters show in the plat of record in Book 9700, Page 400, Register's Office for Davidson County, Tennessee.

And the party of the first part covenants and binds themselves, their successors and assigns, to warrant and forever defend the title to said property to the said party of the second part, its successors and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of March, 2017.

Party of the First Part:
C.D. Contractors

By: _____
LH Rushing, sole proprietor

Party of the Second Part:
Diamond Corp.

By _____

Boardwalk F.L.P.

By: _____
LH Rushing, General Partner

CEEMAC Revocable Trust

By: _____
LH Rushing, Settlor

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be sole proprietor of C.D. Contractors and as such sole proprietor acknowledged that he/she is authorized to execute the foregoing instrument on behalf of C.D. Contractors the within named bargainor, a sole proprietorship, and that he/she as such sole proprietor, executed the foregoing instrument for the purpose therein contained, by signing the name of the sole proprietorship by him/herself as sole proprietor.

Witness my hand and seal, at office in Nashville TN this 14th day of March, 2017.

_____
Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be general partner of Boardwalk F.L.P. and as such general partner acknowledged that he/she is authorized to execute the foregoing instrument on behalf of Boardwalk F.L.P. the within named bargainor, a limited partnership, and that he/she as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by him/herself as general partner.

Witness my hand and seal, at office in Nashville TN this 14th day of March, 2017.

_____
Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared CH Rushing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be a Settlor of CEEMAC Revocable Trust and as such Settlor acknowledged that he/she is authorized to execute the foregoing instrument on behalf of CEEMAC Revocable Trust the within named bargainor, a revocable trust, and that he/she as such Settlor, executed the foregoing instrument for the purpose therein contained, by signing the name of the revocable trust by him/herself as Settlor.

Witness my hand and seal, at office in Nashville, TN this 14th day of March, 2017.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared C. H. Rushing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be President of Diamond Corp. and as such President acknowledged that he/she is authorized to execute the foregoing instrument on behalf of Diamond Corp. the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/herself as President.

Witness my hand and seal, at office in Nashville, TN this 14th day of March, 2017.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017