This Instrument Prepared By:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125, Franklin, 37067
Phone (615) 790-3156
File No. 2017-0957

Map and Parcel 081 08 0 392.00 – 1717 7th Ave N
Map and Parcel 081 08 0 393.00 – 1719 7th Ave N

Davidson County DEEDWARR
Recvd: 07/25/17 15:30 4 pgs
Fees:22.00 Taxes:0.00
20170725-0075307

DEED OF CORRECTION

This deed, made and entered into this 19th day of July, 2017, by and between Elevate Land Investments, LLC, a Tennessee Limited Liability Company, party of the first part, and Charlie Three, LLC, a Tennessee Limited Liability Company, party of the second part to correct two Warranty Deeds herein referenced below that contained errors in directional calls, street address and map and parcel;

WITNESSETH:

That whereas, said party of the first part heretofore executed to party of the second part a certain Warranty Deed recorded on April 29, 2016, in Instrument No. 20160429-0042159, Register's Office of Davidson County, Tennessee (1717 7th Ave N); and whereas by mutual mistake said deed contained an error in the description of the land thereby intended to be conveyed; and whereas, party of the second part has requested said party of the first part to correct said error and said party of the first part have agreed so to do; and whereas, the correct description intended to be inserted in said former deed is that hereinafter set out;

And whereas, said party of the first part heretofore executed to party of the second part a certain Warranty Deed recorded on April 29, 2016, and recorded in Instrument No. 20160429-0042156, Register's Office of Davidson County, Tennessee (1719 7th Ave N); and whereas by mutual mistake said deed contained an error in the description of the land thereby intended to be conveyed; and whereas, party of the second part has requested said party of the first part to correct said error and said party of the first part have agreed so to do; and whereas, the correct description intended to be inserted in said former deed is that hereinafter set out;

Now, therefore said party of the first part, for the purpose of correcting said error and in consideration of the sum of One Dollar ($1.00), to them in hand paid, has bargained and sold and by these presents do bargain, sell, and convey unto said party of the second part and their heirs and assigns a certain tract or parcel of land lying and being in Davidson County, Tennessee, and more particularly described as follows:

and assigns a certain tract or parcel of land lying and being in Davidson County, Tennessee, and more particularly described as follows:

(As to Warranty Deed in Instrument No. 20160429-0042159, said Register's Office and known as 1717 7th Ave N)

Land in Davidson County, Tennessee, being the southerly half of Lot No. 238 on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 238 fronts 25 feet on the westerly side of 7th Avenue North and runs back between parallel lines 160 feet to an alley.

BEING a portion of the property conveyed to Elevate Land Investments, LLC, their heirs and assigns by Warranty Deed from Venture Properties, a TN GP, dated 2/10/2016 and recorded 2/11/2016 as Instrument No. 20160211-0013295, in the Register's Office for Davidson County, Tennessee.

(As to Warranty Deed in Instrument No. 20160429-0042156, said Register's Office and known as 1719 7th Ave N)

Land in Davidson County, Tennessee, being the northerly half of Lot No. 238 on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 238 fronts 25 feet on the westerly side of 7th Avenue North and runs back between parallel lines 160 feet to an alley.

Being a portion of the property conveyed to Elevate Land Investments, LLC, their heirs and assigns by Warranty Deed from Venture Properties, a TN GP, dated 2/10/2016 and recorded 2/11/2016 as Instrument No. 20160211-0013295, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said party of the first part, his/her/their/its heirs, successors or assigns, forever.

AND Party of the first part covenants with the said Charlie Three, LLC, that the party of the first part at the time of conveyance were lawfully seized and possessed of said land, in fee

Charlie Three, LLC, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whosoever who joins in execution of this instrument to consent to and accept this corrective instrument.

Witness our signatures on this the 19 day of July, 2017.

Original Grantor

Elevate Land Investments, LLC

By: _____

Title Manager

ROBIN VILANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Original Grantee

Charlie Three, LLC

By: _____

Title Manager

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis Hoang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the **Elevate Land Investments, LLC**, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of July, 2017.

_____
Notary Public

My commission expires: 8/6/18

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis Hoang, with whom I am personally

acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the **Charlie Three, LLC**, for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of July, 2017.

Notary Public

My commission expires: 3/6/18

ROBIN VILANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

State of Tennessee
County of Williamson

The actual consideration of value, whichever is greater for this transfer is $0.00

Affiant

Sworn to and subscribed to before me this 19 day of July 2017

Notary Pulic

New owner and
Send Tax Bills to:
Charlie Three LLC
521 5th Ave S
Nashville, TN 37203

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic versic 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON