RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This instrument prepared by:

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Bill Garrett Davidson County
Batch# 5004 DEEDQC
09/26/2017 02:15:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20170926-0098573

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed dated January 30, 2015, recorded as Instrument No. 20150203-0009904 in the Register's Office for Davidson County, Tennessee, **CHESNUT ENTERPRISES, LLC** (hereinafter "Grantor") , incorrectly shown as **CHESTNUT ENTERPRISES, LLC** in said Warranty Deed, conveyed certain real property in Davidson County, Tennessee, to **CAROLINA REALTY, LLC, A LIMITED LIABILITY COMPANY** (hereinafter "Grantee"),

WHEREAS by inadvertence and mutual mistake, said Warranty Deed contained an error in the legal description of the property intended to be conveyed . The property described in said Warranty Deed is as follows:

Property situated in Davidson County, Tennessee:

Unit **E of the Cottages at Cahal, as established in Master Deed of record as Instrument No. 20131204-0123410 as amended in Instrument No. 20131218-0127941, both recorded in the Register's Office for Davidson County, Tennessee, to which Master Deed and Amendment reference is hereby made for a more particular description of said property.**

Being a portion of the same property conveyed to Chesnut Enterprises, LLC by Warranty Deed from JGLAC, GP, of record as Instrument No. 20131126-0121167, Register's Office for Davidson County, Tennessee, dated 11/14/2013 and recorded 11/26/2013.

Property was further described in said Warranty Deed as improved property known as 1112 Cahal Avenue, Nashville, TN 37206.

AND, WHEREAS by inadvertence and mutual mistake, said Warranty Deed further contained an error in that the name of the Grantor therein was shown as **CHESTNUT ENTERPRISES, LLC, rather than the correct name of CHESNUT ENTERPRISES, LLC;**

WHEREAS, the herein Grantor and the Grantee have agreed to correct said errors:

NOW THEREFORE, the said **Grantor** for the purpose of correcting said error in the legal description, and for the purpose of correcting the spelling of the name of the **Grantor**, and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto **Grantee,** its successors and assigns, any and all interest in a certain tract or parcel of land in **DAVIDSON COUNTY, TENNESSEE,** described as follows:

Lying and being in **DAVIDSON COUNTY, TENNESSEE,** and being more particularly described as follows:

Unit **B of the Cottages at Cahal, as established in Master Deed of record as Instrument No. 20131204-0123410 as amended in Instrument No. 20131218-0127941 and amended in Instrument No. 20150128-0008125, all in the Register's Office for Davidson County, Tennessee to which Master Deed and Amendments reference is hereby made for a more particular description of said property.**

Being a portion of the same property conveyed to Chesnut Enterprises, LLC by Warranty Deed from JGLAC, GP, of record as Instrument No. 20131126-0121167, Register's Office for Davidson County, Tennessee, dated 11/14/2013 and recorded 11/26/2013.

Property is further described as improved property known as 1112 Cahal Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real property, together with all the privileges and appurtenances thereunto belonging to the said **Grantee,** its successors and/or assigns, 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 Warranty Deed of record as Instrument No. 20150203-0009904, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the parties have executed this instrument as of this 13th day of September, 2017.

GRANTOR:

CHESNUT ENTERPRIES, LLC

By: Michelle B Chesnut

Title: member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority of the State and County aforesaid, personally appeared Michelle Chesnut, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself (himself, herself) to be the Member of **CHESNUT ENTERPRISES, LLC,** a Limited Liability Company, and that she (he,she) as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by herself (himself,herself) in her (his,her) official capacity.

Witness my hand and official seal at office at Brentwood (city), Tennessee (state), this 13th day of September, 2017.

My commission expires: 9-10-2018

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE BENJAMIN SEAMON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $0.

Affiant

Sworn to and subscribed before
Me this 13th day of September, 2017.

Notary Public

My commission expires: 9-10-2018

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE BENJAMIN SEAMON

GRANTEE:

CAROLINA REALTY, LLC

By: Daniel E. Zelenka

Title: Member

STATE OF Louisiana
COUNTY OF St. Tammany

Before me, the undersigned authority of the State and County aforesaid, personally appeared Daniel E. Zelenka with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (himself, herself) to be the sole member of **CAROLINA REALTY, LLC,** a Limited Liability Company, and that he (he,she) as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself (himself,herself) in his (his,her) official capacity.

Witness my hand and official seal at office at Mandeville (city), Louisiana (state), this 27th day of September, 2017.

My commission expires: _____

Notary Public

Wanda G. Henson
Notary Public for Life
Parish of St. Tammany, LA
Notary ID #042010