Bill Garrett Davidson County
Batch# 15447 DEEDWARR
10/19/2017 12:48:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171019-0107183

THIS INSTRUMENT PREPARED BY:
CHAPMAN & ROSENTHAL TITLE, INC.
2002 RICHARD JONES ROAD
SUITE 203A
NASHVILLE, TN 37215
CRT FILE NO. 170813111

DEED OF CORRECTION

FROM: **REBEKAH CHILDERS AND JUSTIN CHILDERS, WIFE AND HUSBAND**

GRANTOR,

TO: **COBALT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

GRANTEE.

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ - 0 - .

Affiant

Subscribed and sworn to before me this 11TH day of October, 2017.

Patricia L Hurtt
Notary Public

4/18/21
Commission Expiration Date

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	TAX INFORMATION
COBALT VENTURES, LLC	SAME	TAX PARCEL ID NO.
(NAME)	(NAME)	05312003700
807 BRADFORD AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

This Deed of Correction is made on this _____ day of October, 2017, by and between Rebekah Childers and Justin Childers, wife and husband hereinafter referred to as "Grantor", and Cobalt Ventures, LLC, a Tennessee limited liability company, hereinafter referred to as "Grantee".

This Deed of Correction has been prepared for the purpose of amending a prior Warranty Deed from Grantor to Grantee, said Warranty Deed having been recorded in as Instrument No. 20170424-0039700, in the Register's Office for Davidson County, Tennessee.

This Deed of Correction is intended to correct an inadvertent error contained in the execution of the prior Warranty Deed as referenced above. **Said Warranty Deed was intended to convey the legal description in the attached "Exhibit A."**

NOW, THEREFORE, in consideration of the foregoing recitals, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant,

bargain, sell and convey unto Grantee, its successors and assigns, certain real property situated in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein.

This is property known as **161B Park Circle Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the same in fee simple absolute forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written. The Grantee has also executed this Deed of Correction for the purpose of attesting to the accuracy of the statements contained herein.

GRANTOR:

REBEKAH CHILDERS

JUSTIN CHILDERS

GRANTEE:

COBALT VENTURES, LLC

BY: _____
TREVOR GARRETT, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rebekah Childers and Justin Childers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 6th day of ~~September~~ October, 2017.

My Commission Expires: _____

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trevor Garrett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of Cobalt Ventures, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of ~~September~~ October 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

EXHIBIT A

Property located at 161B Park Circle in Old Hickory, 11th Councilmanic District of Davidson County, Tennessee. Being shown as parcel 37.00 on Davidson County Property Map 53-12 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated April 10, 2017 and known as Job No. 17022, as follows:

BEGINNING at a 36" Hackberry Tree (marked by a witness iron pin set at 2 feet southeast of said tree) in the northerly right-of-way of Park Circle, at the Southwest corner of the herein-described tract and the Southeast corner of the Sweeney property of record in Instrument No. 20100125-0006213, R.O.D.C., TN. Said beginning point being located 63.71' in a northeasterly direction as measured along the right-of-way of Park Circle, from an existing concrete monument at the intersection of Becker Avenue. Thence, from said POINT OF BEGINNING, leaving the right-way of Park Circle, with the line of Sweeney, N 41°34'44" W – 93.55' to an iron pin set at a fence corner, in the line of Grammer of record in Instrument No. 20140228-0017264, R.O.D.C., TN. Thence, with the line of Grammer, N 48°21'21" E – 57.31' to an iron pin set at a fence corner, in the line of Childers of record in Instrument No. 20150708-0066158, R.O.D.C., TN. Thence, with the line of Childers, S 42°18'48" E – 117.72' to an iron pin set in the northerly right-of-way of Park Circle. Thence, with said right-of-way, S 71°00'00" W – 63.71' to the POINT OF BEGINNING, containing 6,135 square feet.

Being the same property conveyed by Warranty Deed from Rebekah Childers and Justin Childers, wife and husband to Cobalt Ventures, LLC, a Tennessee limited liability company, as recorded on the 24th day of April, 2017 in Instrument No. 20170424-0039700 and Quitclaim Deed from Sara D. Wylie, unmarried to Rebekah Childers and Justin Childers, wife and husband, as recorded on the 8th day of July, 2015 in Instrument No. 20150708-0066157, in the Register's Office of Davidson County, Tennessee.