THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
MAGNOLIA TITLE & ESCROW, INC.
1104 Fatherland St.
Nashville, TN 37206

INSTRUMENT FOR CORRECTION OF WARRANTY DEED

Bill Garrett Davidson County
Batch# 46950 DEEDWARR
01/11/2018 11:45:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180111-0003816

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

RWalters
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF January, 2018.

Leslie Garside
NOTARY PUBLIC

My commission expires: 1/20/19

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany Carlberg 1300 A Monetta Ave. Nashville, TN 37216	Same as new owner	072-10-0U-001.00

WHEREAS by Warranty Deed of record in Instrument No. 20161221-0133991, Register's Office for Davidson County, Tennessee, **M SQUARED, LLC, a Tennessee limited liability company ("GRANTOR")** conveyed the property described therein to **BRITTANY CARLBERG, UNMARRIED AND GILBERT SMITH, MARRIED, as tenants in common with right of survivorship ("GRANTEE");** and

WHEREAS, by inadvertence, typographical error and mutual mistake, said deed conveyed the wrong property to Grantee; and

NOW, THEREFORE, in order to correct said conveyance, this Instrument for Correction is made, and **M SQAURED, LLC, a Tennessee limited liability company**, for the consideration expressed in said former deed, has bargained and sold and by these presents does hereby transfer and convey unto the Grantee, **BRITTANY CARLBERG, UNMARRIED AND GILBERT SMITH, MARRIED, as tenants in common with right of survivorship,** their heirs and assigns that certain tract of land which is hereby agreed and understood that the legal description is to be correctly described as follows:

Land in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1300 Monetta Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160108-0002248, as amended in Instrument No. 20170112-0003678, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to Instrument No. 20170112-0003678, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same premises conveyed to M. Squared, LLC by Quitclaim deed from Michael D. Craddock of recorded on the 24th day of November 2015 in Instrument No. 20151124-0119272, in the Register's Office for Davidson County, Tennessee.

IN RETURN, **BRITTANY CARLBERG, UNMARRIED AND GILBERT SMITH, MARRIED, as tenants in common with right of survivorship,** has bargained and sold and by these presents does hereby transfer and convey unto **M SQAURED, LLC, a Tennessee limited liability company,** its successors and assigns that certain tract of land which is hereby agreed and understood to be described as follows:

Land in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1300 Monetta Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160108-0002248, as amended in Instrument No. 20170112-0003678, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to Instrument No. 20170112-0003678, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same (re-platted) property conveyed to Brittany Carlberg, unmarried, and Gilbert Smith, married, as tenants in common with right of survivorship, by Warranty Deed from M Squared, LLC, a Tennessee limited liability company, dated 12/20/2016, recorded 12/21/2016, and appearing of record in Instrument No. 20161221-0133991, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gilbert Smith and Brenda Jean Smith, husband and wife, by quitclaim deed from Brittany Carlberg, unmarried, dated January 10, 2017, of record in Instrument Number 20170112-0003486, Register's Office for Davidson County, Tennessee.

Brittany Carlberg, Gilbert Smith, and Brenda Jean Smith join in this conveyance to convey any interest they have in the above described property.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, in the fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Deed of record in Instrument No. 20161221-0133991, Register's Office for Davidson County, Tennessee, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 10 day of January, 2018.

M Squared, LLC, Grantor
MICHAEL CRADDOCK, member

BRITTANY CARLBERG, Grantee

GILBERT SMITH, Grantee

BRENDA JEAN SMITH, Grantee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Brittany Carlberg, Gilbert Smith and Brenda Jean Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of January, 2018.

Notary Public

My commission expires: 9-10-2018

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Michael Craddock, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be member of M Squared, LLC, a Tennessee limited liability company, the within named bargainor, and that he as member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as sole member.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 8.17.19

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY