Bill Garrett Davidson County
Batch# 49307 DEEDWARR
01/19/2018 01:50:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180119-0005925

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Third Coast Properties, LLC
207 Geris Way
Lebanon, TN 37087

Map and Parcel
072-14-0-271.00
072-14-0-464.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 18th day of January, 2018.

Notary Public

My commission expires: 08/20/2019

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Randall A. Holland and Jennifer L. Holland, husband and wife** to **Third Coast Properties, LLC, a Tennessee limited liability company,** has previously been executed and put of record in **Instrument No. 20171221-0130202,** Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the lot numbers contained in the legal description.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Randall A. Holland and Jennifer L. Holland, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Third Coast Properties, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel Nos. 072-14-0-271.00 & 072-14-0-464.00, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot Nos. **1 and 2** on the Plan of Final Plat of 1611 Cahal Subdivision of record in Plat at Instrument No. 20171121-0119696, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randall A. Holland and Jennifer L. Holland, husband and wife by Warranty deed from Johnny R. Scott, and wife Delores A. Scott of record in Instrument No. 20170503-0043361 Register's Office for Davidson County, Tennessee, dated May 01, 2017 and recorded on May 03, 2017.

This conveyance is subject to the following: Taxes for the year 2018 and thereafter, not yet due and payable, Subject to all matters shown on the Plan of record in Plat at Instrument No. 20171121-0119696, Register's Office for Davidson County, Tennessee; Subject to all matters shown on thePlan of record in Plat Book 57, Page 150, Register's Office for Davidson County, Tennessee; Sanitary Sewer Easement of record in Book 3466, Page 238, in the Register's Office for Davidson County, Tennessee; Easement of record in Instrument Number 20090519-0045661, in the Register's Office for Davidson County, Tennessee; Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1611 Cahal Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantors to further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 12 day of January, 2018.

GRANTORS:

Randall L. Holland

Jennifer L. Holland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL A. HOLLAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 of January, 2018.

Sandy Balent
Notary Public
My Commission Expires: 11-5-19
(SEAL)

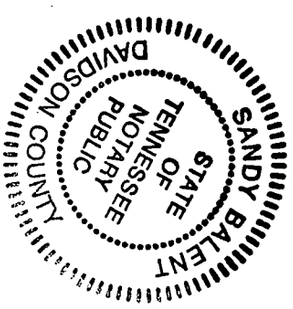


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER L. HOLLAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 of January, 2018.

Sandy Balent
Notary Public
My Commission Expires: 11-5-19
(SEAL)



GRANTEES:

Third Coast Properties, LLC

Anita Pirtle

Anita Pirtle, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA PIRTLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of THIRD COAST PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18 of January, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021