Bill Garrett Davidson County
Batch# 87045 DEEDWARR
05/01/2018 11:05:28 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180501-0041011

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
IRA Innovations LLC f/b/o Sean Lewis IRA 650 Wedgwood Ave. Nashville, TN 37203	New Owner	Tract I 059-16-0-105.00 and 059-16-0-106.00 TRACT II 052-16-0-143.00 TRACT III 147-11-0-037.00 TRACT IV 011-00-0-020.00 TRACT V 163-00-0-116.00 TRACT VI 006-00-0-036.02
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination		

D E E D OF CORRECTION

This Deed of Correction made and entered into this 9th day of April, 2018 by and between FS Real Estate Services, LLC, a Tennessee limited liability company, Party of the First Part, and IRA Innovations LLC f/b/o Sean Lewis IRA, Party of the Second Part;

WHEREAS, on April 5, 2017, by Warranty Deed recorded in Instrument Number 20170405-0033277, Register's Office for Davidson County, Tennessee, party of the first part herein conveyed certain property in Davidson County, Tennessee, to Party of the Second Part, and;

WHEREAS, said Warranty Deed was not correct because part of the property consisting of three tracts owned by Party of the First Part were not fully described due to clerical error, and

WHEREAS, the parties desire to correct the aforesaid Deed recorded on April 5, 2017 to properly convey the properties to the Party of the Second Part

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), paid by the Party of the Second Part to the Party of the First Part, the Party of the First Part, FS Real Estate Services, LLC, a Tennessee limited liability company, does hereby, grant, sell, transfer and convey unto IRA Innovations LLC f/b/o Sean Lewis IRA, Party of the Second Parties the following described properties:

TRACT I
Being Tract #30, of Madison Park, in Block K, a sub-division in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 974, page 38, said Register's Office for Davidson County, Tennessee.

Said Tract #30 fronts fifty (50) feet on the South side of Yale Avenue and extends back to parallel lines of both sides for 110 feet, to the rear line of said lot, said rear line being parallel to the front line and fifty feet wide.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 2501 Adlai Street, Nashville, Tennessee 37207.

TRACT II
Being Lots Nos. 121 and 122 on Haynie's Cleveland Plan, of record in Book 161 page 35, Register's Office for said County.

Said Lot adjoin and front together 80 feet on the northerly side of Adlai Street and extend back between parallel lines, along the westerly margin of Francis Street, 125 feet to an alley.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 2503 Adlai Street, Nashville, Tennessee 37207.

TRACT III
Being Tract #30 of Madison Park, Block "K", of record in Book 974, Page 3, Register's Office for said county.

Said Tract #30 fronts 50 feet on the southside of Yale Avenue and extends back between parallel lines measuring 110 feet to a line in the rear measuring 50 feet thereon.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 406 Yale Avenue, Madison, Tennessee 37115.

TRACT IV
Land located in the 1st Civil District of Davidson County, Tennessee.

Beginning at a point on the west margin of Taylor Road as widened, said point being North 12 degrees 40' 39" East 52.39 feet from the Northeast corner of Chester Maxwell property, thence South 58 degrees 48' 28" East 168.95 feet to a point, thence North 9 degrees 45' 26" East 69.89 feet to a point, thence South 53 degrees 42' 16" East 178.73 feet to the margin of Taylor Road, thence with the margin of Taylor Road South 12 degrees 40' 39" West 51.84 feet to the point of beginning, said tract of land contains 0.22 acres more or less.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 0 Taylor Road, Nashville, Tennessee 37211.

TRACT V

Land in Davidson County, Tennessee being a .43 acres tract of land on Greer Road with dimension, of 105 feet by 265 feet IRR. This property is a portion of the real property described in Book 3983, Page 550, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee. This is also a portion of the property conveyed to Van E. Hamlett and wife, Virginia C. Hamlett by Warranty Deed from Mrs. Willie Mai Binley Field and Mrs. Gertrude Binkley Greer of record in Book 3983, page 550, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 0 Greer Road, Goodlettsville, Tennessee 37072.

TRACT VI

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, and being part of the Robert T. Cochran property as of record in Deed Book 3400, page 277, R.O.D.C., Tennessee, more particularly described as follows:

Beginning at an Iron pin in the northeasterly property line of the formally owned Beulah Morgan property, 861 feet, more or less, from the centerline of Bell Road;

Thence, S 80 degrees 00' W, 224.34 feet to an iron pin;
Thence, N 79 degrees 17' W, 144.26;
Thence, N 75 degrees 09' 29" E, 339.19 feet;
Thence, S 24 degrees 58' E, 82.46 feet to the point of beginning, containing 0.45 acre, more or less.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 0 Bell Forge Lane, Antioch, Tennessee 37013.

TRACT VII

A tract of land consisting of .36 acres on Baker Road in Goodlettsville, Tennessee, which is a portion of a small tract of land in the 4th civil district of Davidson County, Tennessee, and described according to a survey thereof made by J. R. Wauford & Co. Engineers, on March 5, 1958, as follows:

Beginning at an iron pin in the west margin of N. Tulip Grove Road, said pin being 94 feet north of planted stone, said point likewise being 2,878 feet more or less north of the centerline of Central Pike; thence with the margin of N. Tulip grove Road, South 200 feet to an iron pin; thence South 88 degrees 50' West 260.5 feet to an iron pin; thence north 200 feet to an iron pin; thence containing 1.196 acres more or less.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 0 Baker Road, Goodlettsville, Tennessee 37072.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said IRA Innovations LLC f/b/o Sean Lewis IRA, and it's successors and assigns, forever.

And the Parties of the First Part covenants that it is lawfully seized and possessed of said land in fee simple, has a perfect right to convey the same; and that said property was free and clear of all encumbrances, except as follows:

1. Taxes for the year 2017 and subsequent years for Davidson County, Tennessee
2. (1) all easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

And the Party of the First Part covenants and binds itself and it's successors and assigns, to warrant and forever defend the title to said property to the said Party of the Second Part, it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of April, 2018.

Party of the First Part:

Party of the Second Part:

x Sue Davenport

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Sue Davenport with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of the FS Real Estate Services, LLC, and that she/he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of FS Real Estate Services, LLC as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of April, 2018.

Notary Public

My Commission Expires: 1-6-19

VICKY W. McMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of the IRA Innovations LLC f/b/o Sean Lewis IRA, and that she/he as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of IRA Innovations LLC f/b/o Sean Lewis IRA as _____.

WITNESS my hand and official seal at Nashville, Tennessee, this _____ day of _____, 2018.

Notary Public

My Commission Expires:_____

Witness our hands this 9th day of April, 2018.

Party of the First Part:

_____

Party of the Second Part:

_____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of the FS Real Estate Services, LLC, and that she/he as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of FS Real Estate Services, LLC as _____.

WITNESS my hand and official seal at Nashville, Tennessee, this _____ day of _____, 2018.

_____
Notary Public

My Commission Expires:_____

STATE OF ~~TENNESSEE~~ Alabama}
COUNTY OF ~~DAVIDSON~~ Shelby}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared William R. Eulas with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of the IRA Innovations LLC f/b/o Sean Lewis IRA, and that she/he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of IRA Innovations LLC f/b/o Sean Lewis IRA as Authorized Representative.

WITNESS my hand and official seal at ~~Nashville, Tennessee~~ Hoover, Alabama, this 9 day of April, 2018.

Cynthia R. Morgan
Notary Public

My Commission Expires: 9-9-18

CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020