Bill Garrett Davidson County
Batch# 109609 DEEDWARR
06/27/2018 02:41:52 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180627-0062118

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: TN1810266

INSTRUMENT FOR CORRECTION OF WARRANTY DEED	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6-27-18 NOTARY PUBLIC My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mindy Gayer 911 B Marilyn Road Nashville, Tennessee 37209	Same address as new owner	091-06-3-C-002.00 CO

WHEREAS by Warranty Deed of record in **INSTRUMENT NO. 20180402-0030481**, Register's Office for Davidson County, Tennessee, **LARA ESTATES, LLC** (Grantor), conveyed property described therein to **MINDY GAYER, AN UNMARRIED WOMAN,** (Grantee); and

WHEREAS, by inadvertence, typographical and mutual mistake, said deed contained an error in the legal description of the land intended to be conveyed, which was therein described as follows:

> Land in Davidson County, Tennessee, being Unit A, as shown in Declaration Establishing a Horizontal Property Regime for 911A-911B Marilyn Road Townhomes, along with the By-Laws and Charter establishing 911A-911B Marilyn Road Townhomes Homeowners Association, all appearing of record at Instrument #20170330-0031058, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Lara Estates, LLC, by Warranty Deed from Brenda Lee Roberts, an unmarried woman, dated 1/23/2017, recorded 1/25/2017, of record in Instrument No. 20170125-0008186, in the Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property previously conveyed to Brenda Lee Roberts by Warranty Deed from Randall L. Craft, dated 6/8/2001, recorded 6/13/2001, of record in Instrument No. 20010613-0062386, said Register's Office.

NOW, THEREFORE, in order to correct said typographical error and inadvertence, this Instrument for Correction is made, and **LARA ESTATES, LLC** (Grantor), for the consideration expressed in said former deed, has bargained and sold and by these presents do transfer and

convey unto the said Grantee(s), **MINDY GAYER, AN UNMARRIED WOMAN,** (Grantee), their heirs and assigns a certain tract of land that is hereby agreed and understood to be correctly described as follows:

Land in Davidson County, Tennessee, being Unit B, as shown in Declaration Establishing a Horizontal Property Regime for 911A-911B Marilyn Road Townhomes, along with the By-Laws and Charter establishing 911A-911B Marilyn Road Townhomes Homeowners Association, all appearing of record at Instrument #20170330-0031058, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lara Estates, LLC, by Warranty Deed from Brenda Lee Roberts, an unmarried woman, dated 1/23/2017, recorded 1/25/2017, of record in Instrument No. 20170125-0008186, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property previously conveyed to Brenda Lee Roberts by Warranty Deed from Randall L. Craft, dated 6/8/2001, recorded 6/13/2001, of record in Instrument No. 20010613-0062386, said Register's Office.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantees, their 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. 20180402-0030481,** 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.

(SIGNATURE PAGES TO FOLLOW)

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 15 day of June, 2018.

LARA ESTATES, LLC

SEMIH GULERTIP; MEMBER

STATE OF
COUNTY OF

On this the 15 day of June, 2018, before me appeared Semih Gulertip, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did prove that he is the Member of Lara Estates, LLC, and that said instrument was signed on behalf of Lara Estates, LLC, and said Semih Gulertip acknowledged said instrument to be the free act and deed of said Lara Estates, LLC.

WITNESS my hand and seal this the day and year above written.

My Commission Expires: 1-8-19

NOTARY PUBLIC

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 26 day of June, 2018.

Mindy Gayer
MINDY GAYER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Mindy Gayer, 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 26 day of June, 2018.

Notary Public

John W. Bishop
Printed Notary Name

My commission expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019