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:
CAM Properties, LLC
1272 Overton Circle
Gallatin, TN 37066

Map and Parcel
81-16-117.00

Bill Garrett
Batch# 129066
08/15/2018 09:06:02 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs

20180815-0080502

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 7th day of August, 2018.

Notary Public

My commission expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

DEED OF CORRECTION

QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property from **Charles M. Talbott, Jr. and Michelle Talbott, Husband and Wife** to **CAM Properties, LLC**, has previously been executed and put of record in **Instrument No. 20140729-0067132**, Register's Office of Davidson County, and

WHEREAS, the said Quitclaim Deed was deficient or contained errors 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 **Charles M. Talbott, Jr. and Michelle Talbott, Husband and Wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CAM Properties, LLC**, 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 No. 81-16-117.00, described as follows to-wit:

> Land in Davidson County, Tennessee, being the Easterly part of Lot No. 59 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said part of said Lot fronts 50 feet on the Westerly side of 11th Avenue North and extends back 87.60 feet on the Southerly line and 79.20 feet on the Northerly line to the controlled right-of-way line and measures 50.73 feet thereon.
>
> Being the same property conveyed to Charles M. Talbott, Jr. and Michelle Talbott, Husband and Wife, by Deed of Correction from DAP, Inc., of record in Instrument Number 20180815-0080501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is **improved** property known as: **1213 11th Ave. N., Nashville, Tennessee 37208**.

Witness our hands this 7 day of August, 2018.

GRANTORS:

Charles M. Talbott , Jr.

Michelle Talbott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Charles M. Talbott, Jr., and Michelle Talbott**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of August, 2018.

Notary Public
My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

GRANTEE:

CAM PROPERTIES, LLC

BY: _____
Charles M. Talbott, Jr.
Chief Manager

BY: _____
Michelle B. Talbott
Secretary

State of Tennessee
County of Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, **Charles M. Talbott, Jr.**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Chief Manager of CAM Properties, LLC., the within named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by himself at Chief Manager.

Witness my hand and official seal at Nashville, TN, this 7th day of August, 2018.

_____
Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

State of Tennessee
County of Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, **Michelle Talbott,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Secretary of CAM Properties, LLC., the within named bargainor, and that she as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by herself as Secretary.

Witness my hand and official seal at Nashville, TN, this 7th day of August, 2018.

_____
Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019