BILL GARRETT, Davidson County
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Recvd: 02/13/14 12:59 2 pgs
Fees:12.00 Taxes:0.00
20140213-0012880

Box 14
25585-1

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

INSTRUMENT OF CORRECTION

WHEREAS, by a Special Warranty Deed of record as Instrument No. 20131023-0110564, Register's Office for Davidson County, Tennessee, BEVERLY A. LARSON ("Grantor") conveyed to JOHN B. KOHL AND HELEN H. KOHL, TRUSTEES OF THE JOHN B. KOHL LIVING TRUST U/A DATED DECEMBER 22, 2009 (collectively "Grantee") that certain real property as described therein, and

WHEREAS, through error and inadvertence the description of the property as contained in the said Special Warranty Deed is incorrect in that it described the property according to a survey prepared by Patrick Coode and Company, LLC, Patrick S. Coode, Tennessee R.L.S. No 855 dated September 23, 2013 (the "Survey"), however the Survey was subsequently revised to correct the boundaries of the property shown thereon, and

WHEREAS, the parties to the said Special Warranty Deed wish to correct said error and inadvertence.

NOW, THEREFORE, for and in consideration of the premises and for the consideration expressed in the said Special Warranty Deed of record as Instrument No. 20131023-0110564, Register's Office for Davidson County, Tennessee, the parties hereto agree that the description of the property in the said Special Warranty Deed is hereby stricken, and in lieu thereof is substituted the following:

LAND IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 45 ON THE PLAN OF **SUBDIVISION OF LOT 24 – WILSON SPRINGS PLAN,** RECORDED IN BOOK "G", PAGE 230, CHANCERY COURT FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY RIGHT OF WAY OF 7TH AVENUE SOUTH, AS NOW LOCATED, APPROXIMATELY 141 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY OF KOREAN VETERANS BOULEVARD;
THENCE LEAVING THE EAST RIGHT OF WAY OF 7TH AVENUE SOUTH N66° 06' 35" E, 62.04 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT 48 SHOWN ON SAID PLAN;
THENCE ALONG LOT 48 S 31° 36' 63" E, 48.29 FEET;
THENCE S 67° 18' 38" W, 60.21 FEET TO THE EASTERLY RIGHT OF WAY OF 7TH AVENUE SOUTH;
THENCE WITH SAID 7TH AVENUE N 34° 01' 51" W, 47.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRE, MORE OR LESS.

Being the same property conveyed to Herbert G. Larson and wife, Beverly A. Larson by deed from Charles E. Porter and wife, Eudorah M. Porter of record in Book 7659, page 619, Register's Office for Davidson County, Tennessee. The said Herbert G. Larson died September 1, 2010 and title vested in Beverly A. Larson as surviving tenant by the entirety. The said property, or a portion thereof, was previously conveyed to John B. Kohl and Helen H. Kohl, Trustees of the John B. Kohl Living Trust U/A December 22, 2009 by Special Warranty Deed recorded as Instrument No. 20131023-0110564, said Register's Office.

It is further agreed that, except as modified hereby, all other terms and provisions of the said Special

Warranty Deed appearing as Instrument No. 20131023-0110564, Register's Office for Davidson County, Tennessee, shall remain the same.

This 13 day of February, 2014.

Beverly A. Larson, By: Bobby R. Long, Attorney-in-Fact

John B. Kohl, Trustee of the John B. Kohl Living Trust U/A December 22, 2009

Helen H. Kohl, Trustee

Helen H. Kohl, Trustee of the John B. Kohl Living Trust U/A December 22, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Bobby R. Long, 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 Attorney-in-Fact for Beverly A. Larson, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Beverly A. Larson for the purpose therein contained, by signing the name of Beverly A. Larson by himself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of February, 2014.

Kimberly D. Hicks
Notary Public
My Commission Expires: 4-12-14

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Kohl and Helen H. Kohl, Trustees of the John B. Kohl Living Trust U/A December 22, 2009, the bargainors, 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 official seal at Nashville, Tennessee, this 13th day of February, 2014.

Jessica D. Puckett
Notary Public
My Commission Expires: Sept. 11th, 2017

JESSICA D. PUCKETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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