BILL GARRETT, Davidson County
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Fees:27.00 Taxes:0.00
20160302-0019868

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No.: M16-1013

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00

INSTRUMENT OF CORRECTION OF QUITCLAIM DEED

WHEREAS, by a Quitclaim Deed of record in Instrument No. 20080310-0023589, Register's Office for Davidson County, Tennessee, Glen R. Smiley and Don N. Smiley, individually and as Co-Trustees of the Lloyd E. Smiley and Clarice F. Smiley Revocable Trust (the "Grantors") conveyed a certain tract of land in Davidson County, Tennessee, to Glen R. Smiley (the "Grantee"). The said Quit Claim Deed was executed by the Grantors and delivered to the Grantee on January 3, 2008, and then recorded on March 10, 2008 in Instrument No. 20080310-0023589, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake, said Quitclaim Deed contained an error in that it referenced the Grantors as Glen R. Smiley and Don N. Smiley, individually and as Co-Trustees of the Lloyd E. Smiley and Clarice F. Smiley Revocable Trust rather than Glen R. Smiley and Don N. Smiley, individually and as Co-Trustees of the Lloyd E. Smiley Marital Trust.

WHEREAS, Grantee has requested that the Grantors correct said error, and the Grantors have agreed to do so.

NOW, THEREFORE, for the purpose of correcting said error, and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Glen R. Smiley and Don N. Smiley, individually and as Co-Trustees of the Lloyd E. Smiley Marital Trust, (hereinafter called the "Grantors"), have bargained and sold, and by these presents does transfer and quitclaim to Glen R. Smiley, (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 10 and 11, Block "G", on the revised plan of Power and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the South side of Neely's Bend Road and runs back between parallel lines of 200 feet to a dead line.

Said Lot No. 11 fronts 50 feet on the South side of Neely's Bend Road and runs back between parallel lines of 200 feet to a dead line.

Being the same property conveyed to the Lloyd E. Smiley and Clarice F. Smiley Revocable Living Trust, by Quit Claim Deed from Lloyd E. Smiley and his wife, Clarice F. Smiley, dated February 15, 1997, of record in Book 10723, page 37, Register's Office for Davidson County, Tennessee. Lloyd E. Smiley died on or about March 13, 2000. Don N. Smiley and Glen R. Smiley were appointed as Joint Successor Trustees of the Lloyd E. Smiley Revocable Living Trust by Notice of Successor Trustee of record in Instrument No. 20001101-0108381, said Register's Office. Don N.

Smiley and Glen R. Smiley, as Co-Trustee's of the Revocable Living Trust conveyed a ½ undivided interest in said property to Don N. Smiley and Glen R. Smiley, as Co-Trustee's of the Marital Trust, by Co-Trustee's Quitclaim Deed, dated October 19, 2001 and being filed of record in Instrument No. 20011026-0117451, said Register's Office. Don N. Smiley and Glen R. Smiley, as Co-Trustee's of the Revocable Living Trust conveyed the remaining ½ undivided interest in said property to Clarice F. Smiley, by Co-Trustee's Quitclaim Deed, dated October 19, 2001 and being filed of record in Instrument No. 20011026-0117452, said Register's Office. Clarice F. Smiley died intestate on or about June 10, 2006, leaving Glen R. Smiley and Don N. Smiley as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20080310-0023588, as corrected by Affidavit of Scriveners Error of record in Instrument No. 20160302-0019867, said Register's Office.

This is improved property located at: 250 Neely's Bend Road, Madison, TN 37115

Grantors do hereby reaffirm and ratify all limitations, restrictions and encumbrances made and provided in said Quitclaim Deed of record in Instrument No 20080310-0023589, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect Grantor Trust Designation, as fully and effectively as if the entire instrument were copied herein verbatim, and said Quitclaim Deed are accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 26th day of February, 2016.

GRANTOR:

Glen R. Smiley, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Glen R. Smiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of February, 2016.

Notary Public
My Commission Expires: _____

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 26th day of February, 2016.

GRANTOR:

Glen R. Smiley Co-Trustee

Glen R. Smiley, Co-Trustee of the Lloyd E. Smiley Marital Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Glen R. Smiley, 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 Co-Trustee of Lloyd E. Smiley Marital Trust, the within named bargainor, a trust, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained by personally signing the name of the trust as it Co-Trustee.

Witness my hand this 26th day of February, 2016.

L. M. Corriveau

Notary Public
My Commission Expires: _____

L. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7 2017

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 25 day of February, 2016.

GRANTOR:

Don N. Smiley

Don N. Smiley, Individually

STATE OF TENNESSEE

COUNTY OF Putnam

Personally appeared before me, the undersigned, Notary Public of said County and State, Don N. Smiley, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 25 day of February, 2016.

KELLIE A SALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

Kellie A Salley

Notary Public

My Commission Expires: 6-28-2017

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 25 day of February, 2016.

GRANTOR:

Don N. Smiley, Co-Trustee of the Lloyd E. Smiley Marital Trust

STATE OF TENNESSEE

COUNTY OF ~~Wart~~ KAS Putnam

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Don N. Smiley, ~~with whom I am personally acquainted (or~~ Co-Trustee KAS proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of Lloyd E. Smiley Marital Trust, the within named bargainor, a trust, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained by personally signing the name of the trust as it Co-Trustee.

Witness my hand this 25 day of February, 2016.

KELLIE A SALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DE KALB COUNTY

Notary Public
My Commission Expires: 6·28·2017