DEED OF CORRECTION

Grantors: William Texas Garner, individually and as Co-Executor of The Estate of Mary Texas Garner, Probate Docket No. 97-P-1183 and Mary Garner Robinson, individually and as Co-Executrix of The Estate of Mary Texas Garner, Probate Docket No. 97-P-1183

Grantees: William Texas Garner, Trustee of the William Texas Garner Management Trust dated December 1, 2015, and any amendments thereto and Mary Garner Robinson, Trustee of the Mary Garner Robinson Management Trust dated September 30, 2013, and any amendments thereto

State of Tennessee, County of Davidson

All applicable transfer taxes previously paid in Instrument No. 20150717-0069926, Register's Office for Davidson County, Tennessee.

Affiant

Sworn to and subscribed before me this 12th day of April, 2016.

Notary Public
My Commission Expires: 12/3/17

NOTARY PUBLIC ALABAMA STATE AT LARGE CYNTHIA B.

BILL GARRETT, Davidson County
Trans:T20160030887 DEEDWARR
Recvd: 04/15/16 12:37 3 pgs
Fees:17.00 Taxes:0.00

20160415-0036406

This Deed Prepared By: Stephanie H. Porter, Rahmati Law Firm, AL 35801

Grantee's Mailing Address	Send Tax Bills To:	Tax Parcel Identification
Mary Garner Robinson Management Trust P.O. Box 825 Scottsboro, AL 35768	Mary Garner Robinson, Trustee P.O. Box 825 Scottsboro, AL 35768	12001014800

WHEREAS, Mary Garner Robinson f/k/a Mary Texas Hurt Garner, as GRANTOR did execute on November 19, 2013, and deliver to Mary Garner Robinson, Trustee, or her successors in trust of the Mary Garner Robinson Management Trust, as GRANTEE, for the consideration therein mentioned, a Warranty Deed to certain property situated in Davidson County, Tennessee, which said conveyance is recorded in Instrument Number 20150717-0069926, Register's Office for Davidson County; and

WHEREAS, it has been determined that this conveyance contained errors, more specifically:

1. The grantor as stated in the above referenced deed is incorrect, whereas Mary Texas Hurt Garner was actually the decedent and not part of the stated grantor's name;

2. The interest conveyed in the above referenced deed is unclear; and

3. The failure to identify the full ownership interests of the property conveyed causes apparent gaps in the chain of title;

This Deed of Correction is for the purpose of correcting said errors.

NOW, THEREFORE, we, **William Texas Garner, a married man, both individually and as Co-Executor of the estate of Mary Texas Garner, Probate Docket No. 97-P-1183,** and **Mary Garner Robinson, a single woman, individually and as Co-Executrix of The Estate of Mary Texas Garner, Probate Docket No. 97-P-1183 and as Mary Garner Robinson, Trustee**, hereinafter referred to as "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto **William Texas Garner, Trustee of the William Texas Garner Management Trust dated December 1, 2015, and any amendments thereto,** an undivided ½ interest in the subject property, **and to Mary Garner Robinson, Trustee of the Mary Garner Robinson Management Trust dated September 30, 2013, and any amendments thereto,** an undivided ½ interest in the subject property, collectively hereinafter referred to as "GRANTEES", their heirs and assigns forever, in the following described real estate situated, lying and being in **Davidson County, Tennessee**, bounded and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, GLENGARRY PARK COMMERCIAL DEVELOPMENT SECTION V, as shown on plat of record in Plat Book 4660, Page 98, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Carmack Cochran, Trustee to Mary Texas Hurt Garner, as recorded on the 19th day of December, 1975, in Deed Book 4952, Page 803, Register's Office of Davidson County, Tennessee.

See also the Last Will and Testament of Mary Texas Hurt Garner, being identified as the decedent, and William Texas Garner and Mary Garner Robinson, being identified as the devisees, in Probate Docket #97-P-1183, Probate Court Clerk's Office for the Seventh Circuit Court of Tennessee, Probate Division.

See also Warranty deed from Mary Garner Robinson, f/k/a Mary Texas Hurt Garner to Mary Garner Robinson, Trustee, or her successors in trust of the Mary Robinson Management Trust date September 30, 2013 (a revocable trust), recorded in Instrument No. 20150717-0069926, Register's Office of Davidson County, Tennessee, which was done in error.

This is improved property known as 1175 Murfreesboro Road, Nashville, Tennessee 37217.

No part of the above described property constitutes the homestead of the Grantors and/or their spouses.

NO SURVEY OR TITLE OPINION WAS REQUESTED, AND NONE RENDERED.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. 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.

This instrument and the interests hereby released and quitclaimed are subject to such limitations and encumbrances as may affect the premises.

WITNESS my hand this 8th day of April, 2016.

William Texas Garner, individually

William Texas Garner, as Co-Executor of the Estate of Mary Texas Garner, Probate Docket No. 97-P-1183

STATE OF North Carolina
COUNTY OF Buncombe

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **William Texas Garner**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily, as his act, on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2016.

ELIZABETH K. MANTLE
NOTARY PUBLIC
Buncombe County, NC

Elizabeth K Mantle
Notary Public
My Commission Expires: 02/27/2021

STATE OF North Carolina
COUNTY OF Buncombe

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **William Texas Garner**, whose name, **as Co-Executor of the Estate of Mary Texas Garner, Probate Docket No. 97-P-1183**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Co-Executor and with full power and authority, executed the same voluntarily, as his act and the act of said estate, on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2016.

ELIZABETH K. MANTLE
NOTARY PUBLIC
Buncombe County, NC

Elizabeth K Mantle
Notary Public
My Commission Expires: 02/27/2021

Mary Garner Robinson, individually

Mary Garner Robinson, as Co-Executrix of the Estate of Mary Texas Garner, Probate Docket No. 97-P-1183

Mary Garner Robinson, Trustee of the Mary Garner Robinson Management Trust dated September 30, 2013

STATE OF Alabama
COUNTY OF Jackson

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Mary Garner Robinson**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, she, executed the same voluntarily, as her act, on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2016.

Cynthia B. Bell
Notary Public
My Commission Expires: 12/3/17

STATE OF Alabama
COUNTY OF Jackson

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Mary Garner Robinson**, whose name, **as Co-Executrix of the Estate of Mary Texas Garner, Probate Docket No. 97-P-1183**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Co-Executor and with full power and authority, executed the same voluntarily, as her act and the act of said estate, on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2016.

Cynthia B. Bell
Notary Public
My Commission Expires: 12/3/17

STATE OF Alabama
COUNTY OF Jackson

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Mary Garner Robinson**, whose name, **as Trustee of the Mary Garner Robinson Management Trust**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Trustee and with full power and authority, executed the same voluntarily, as her act and the act of said estate, on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2016.

Cynthia B. Bell
Notary Public
My Commission Expires: 12/3/17