BILL GARRETT, Davidson County
Trans:T20160071432 DEEDQC
Recvd: 08/17/16 10:04 5 pgs
Fees:27.00 Taxes:0.00
20160817-0085733

THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT2944-01

Based on the information provided by the parties, no title search was requested or performed.

DEED OF CORRECTION

THIS DEED made and entered into as in for the 10th day of January, 2013, by and between CORPORATE INVESTORS PARTNERSHIP, II, a Tennessee general partnership, and R. ERIC THORNTON, Trustee.

WITNESSETH:

WHEREAS, CORPORATE INVESTORS PARTNERSHIP, II, a Tennessee general partnership, heretofore executed to R. ERIC THORNTON, Trustee a certain Quitclaim Deed dated January 10, 2013, and recorded in Instrument Number 20130115-0004607, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, R. ERIC THORNTON, Trustee, executed the same Quitclaim Deed, in order to vest title to CORPORATE INVESTORS PARTNERSHIP, II, a Tennessee general partnership, in and to the described property as a single tract of land; and

WHEREAS, the description of the property conveyed in Tract One of said Quitclaim Deed erroneously referenced a plat which had been voided and vacated upon the filing a new and revised plat;

NOW, THEREFORE, CORPORATE INVESTORS PARTNERSHIP, II, a Tennessee general partnership, for the purpose of correcting said error, have bargained and sold and by these presents do bargain, sell and convey unto said R. ERIC THORNTON, Trustee, his successors and assigns, certain tracts or parcels of land as follows:

Tract One: Land in Davidson County, Tennessee, being Lot 7 on the Plan of Resubdivison of Lot 5, Hickory Hills Resubdivision, and Lot 7, Hickory Hills Resubdivision of Lot 1, Section Nine, as shown on plat of record at Instrument No. 20040624-0075294, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular legal description.

Being part of the same property conveyed to Corporate Investors Partnership, II, a Tennessee general partnership by Special Warranty Deed from Hickory Lenders, LTD., L.P., a Tennessee limited partnership, dated December 30, 2003, and filed for record in Instrument No. 20031230-0184114, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Restrictions for Lot 1, Hickory Hills, of record in Book 10728, Page 177, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record as Instrument No. 20000628-0064297 and Instrument No. 20040624-0075294, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Storm Water Detention Easement of record as Instrument No. 20000712-0068823, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to matters shown on Boundary Survey, dated August 6, 2002, prepared by Ronald W. Ferguson, Tennessee No. 1972, Barge Waggoner Sumner and Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee, 37201, File No. 14653-10, and Surveyor's Report, dated December 17, 2003.

Tract Two: A tract of land lying and being in the Tenth Civil District, old 22nd District, of Davidson County, State of Tennessee, and being more particularly described as follows:

BEGINNING at the southwest corner on a post and stake in the north right-of-way line of Old Hickory Boulevard thence North 7-1/2 degrees West with fence east of Siehin's Lane 332 feet to a stake and post; thence South 88 degrees East with Parrish's fence 100 feet to a point; thence South 7-1/2 degrees East with Parrish's line 332 feet; more or less, to a stake in the right-of-way of Old Hickory Boulevard; thence South 82 degrees West with said Boulevard 100 feet to the point of beginning.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE is the following described property which was divested out of the Grantors and vested in the State of Tennessee by the Final Consent Order of record in Book 4591, Page 207, said Register's Office.

BEGINNING at a point in the northerly margin of Old Hickory Boulevard, said point being Noble C. Caudill's southwest corner; thence with said margin westwardly 100 feet to George G. Sieben's southeast corner; thence with Seiben's east boundary line North 3 degrees 25 minutes West 293 feet more or less to a point which is 52 feet northeast of the center line of a frontage road to be constructed for I-24; thence with the northeast margin of said frontage road southeastwardly 125 feet more or less to Noble Caudill's west boundary line; thence with said line southwardly 223 feet more or less to the point of beginning and containing 0.63 acre.

Being the same property conveyed to Corporate Investors Partnership, II, a Tennessee general partnership, by deed from Gale Lain, dated June 13, 2012, and filed for record in Instrument No. 20120613-0051923, in the Register's Office of Davidson County, Tennessee.

NOW THEREFORE, R. ERIC THORNTON, Trustee, for the purpose of correcting said error have bargained and sold and by these presents do bargain, sell and convey unto said CORPORATE INVESTORS PARTNERSHIP, II, a Tennessee general partnership, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

Tract One: Land in Davidson County, Tennessee, being Lot 7 on the Plan of Resubdivison of Lot 5, Hickory Hills Resubdivision, and Lot 7, Hickory Hills Resubdivision of Lot 1, Section Nine, as shown on plat of record at Instrument No. 20040624-0075294, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular legal description.

Being part of the same property conveyed to Corporate Investors Partnership, II, a Tennessee general partnership by Special Warranty Deed from Hickory Lenders, LTD., L.P., a Tennessee limited partnership, dated December 30, 2003, and filed for record in Instrument No. 20031230-0184114, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Restrictions for Lot 1, Hickory Hills, of record in Book 10728, Page 177, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record as Instrument No. 20000628-0064297 and Instrument No. 20040624-0075294, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Storm Water Detention Easement of record as Instrument No. 20000712-0068823, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to matters shown on Boundary Survey, dated August 6, 2002, prepared by Ronald W. Ferguson, Tennessee No. 1972, Barge Waggoner Sumner and Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee, 37201, File No. 14653-10, and Surveyor's Report, dated December 17, 2003.

Tract Two: A tract of land lying and being in the Tenth Civil District, old 22nd District, of Davidson County, State of Tennessee, and being more particularly described as follows:

BEGINNING at the southwest corner on a post and stake in the north right-of-way line of Old Hickory Boulevard thence North 7-1/2 degrees West with fence east of Siehin's Lane 332 feet to a stake and post; thence South 88 degrees East with Parrish's fence 100 feet to a point; thence South 7-1/2 degrees East with Parrish's line 332 feet; more or less, to a stake in the right-of-way of Old Hickory Boulevard; thence South 82 degrees West with said Boulevard 100 feet to the point of beginning.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE is the following described property which was divested out of the Grantors and vested in the State of Tennessee by the Final Consent Order of record in Book 4591, Page 207, said Register's Office.

BEGINNING at a point in the northerly margin of Old Hickory Boulevard, said point being Noble C. Caudill's southwest corner; thence with said margin westwardly 100 feet to George G. Sieben's southeast corner; thence with Seiben's east boundary line North 3 degrees 25 minutes West 293 feet more or less to a point which is 52 feet northeast of the center line of a frontage road to be constructed for I-24; thence with the northeast margin of said frontage road southeastwardly 125 feet more or less to Noble Caudill's west boundary line; thence with said line southwardly 223 feet more or less to the point of beginning and containing 0.63 acre.

Being the same property conveyed to Corporate Investors Partnership, II, a Tennessee general partnership, by deed from Gale Lain, dated June 13, 2012, and filed for record in Instrument No. 20120613-0051923 in the Register's Office of Davidson County, Tennessee.

The above described property is contiguous with other property belonging to said Grantee, and the above described property shall hereinafter be part and parcel of such adjacent property of Grantees identified as Tax Map 40, Parcel 36.00.

There is no monetary consideration for this conveyance. The purpose of this conveyance is to vest title to CORPORATE INVESTORS PARTNERSHIP, II, a Tennessee general partnership, in and to the above described property as a single tract of land.

IN TESTIMONY WHEREOF, signatures of the parties are subscribed hereto as in for the date first written above.

CORPORATE INVESTORS PARTNERSHIP, II, a Tennessee general partnership

By: _____
Charles W. Dunn, Partner

By: _____
~~David A. Harrington, Partner~~

R. ERIC ~~THORNTON, Trustee~~

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared CHARLES W. DUNN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself to be a Partner of Corporate Investors Partnership, II, the within named bargainor, a Tennessee general partnership, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Corporate Investors Partnership, II, as Partner.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 16th day of August, 2016.

_____
NOTARY PUBLIC

LORETTA L. ALLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1/9/18

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DAVID A. HARRINGTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself to be a Partner of Corporate Investors Partnership, II, the within named bargainor, a Tennessee general partnership, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Corporate Investors Partnership, II, as Partner.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 16th day of August, 2016.

_____
NOTARY PUBLIC

LORETTA L. ALLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1/9/18

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, R. ERIC THORNTON, Trustee, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 12th day of August, 2016.



Dana Austin
NOTARY PUBLIC

My Commission Expires: _____

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Map: 40
Parcel: 36.00 and 36.01

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
CORPORATE INVESTORS PARTNERSHIP, II
555 Hickory Hills Blvd
Whites Creek, TN 37189