BILL GARRETT, Davidson County
Trans:T20170007078 DEEDWARR
Recvd: 01/25/17 09:54 2 pgs
Fees:12.00 Taxes:0.00
20170125-0007998

This Instrument Prepared By Daniel L. Wischhof, Attorney
P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Jason Wilkerson
8125 Whites Creek Pike
Joelton, TN 37080

TAX BILLS TO:
Same as Owner

MAP/PARCEL:
P/O Map 014.00
Parcel 144.00

DEED OF CORRECTION

1. WHEREAS, Paul V. Eggstein died testate and his Will dated October 4, 2013 was admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Case 15P-1690. By Order of said Court entered January 21, 2016 the undersigned Barbara J. Perutelli was appointed Executor of the estate and Trustee of the testamentary trust set up therein; and

2. Said Will devised the within described property to its testamentary trust.

3. On April 20, 2016 the undersigned, as Executrix of the Estate of Paul V. Eggstein, executed an instrument captioned Deed of Partition, purporting to vest certain lands, including the within described property, in the Estate. Said instrument is of record as Instrument 20160503-0043528 in the Register's Office for Davidson County, Tennessee. Said Deed is incorrect to the extent that it appears or purports to vest the parcels described therein in the Estate rather than its testamentary trust.

4. By Order of said Court entered April 29, 2016, the undersigned was ordered to convey the within described property to Grantee in her capacity as Trustee.

5. The resultant Warranty Deed executed to Grantee by the undersigned, of record as Instrument 20160712-0071060, purports to convey the property from the Estate, rather than from the testamentary trust.

Now, then, for no new money consideration, but to correct the chain of title, I, **Barbara J. Perutelli, as Trustee of the Testamentary Trust created by the Will of Paul V. Eggstein dated October 4, 2013**, grant and convey to **Jason Wilkerson** the following described real property:

Land in Davidson County, Tennessee, being a certain tract or parcel of land being Lot 2 as reflected on the final plat of Paul V. Eggstein's Lots, Bidwell Road of record in Plat Book 8250, page 472 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point on the eastern margin of Bidwell Road, said point being a common front corner with Lot Number 1 said plat thence running in a northwesterly direction along the boundary of Bidwell Road North 31° 15' 21" West, a distance of 180.89 feet to a point, thence running North 59° 6' 00" East, a distance of 652.0 feet to a point, thence running South 9° 35' 00" West, a distance of 248.48 feet to a point said point being a common rear corner with Lot Number 1 on said plat, thence running along the common boundary with said Lot Number 1, South 60° 2' 54" West, a distance of 489.62 feet to a point, being on the northeast margin of Bidwell Road and being point of beginning of the herein described lot. Said Lot 2 contains approximately 2.43 acres.

Being part of the same property conveyed to Paul Eggstein by deeds from Pete Eggstein and wife Bessie Eggstein of record in Book 4967, Page 296, and Book 5030, Page 712, said Register's Office. The said Paul Eggstein, being the same person as Paul V. Eggstein, since died and by Will dated October 4, 2013 and admitted to probate by order of the Seventh Circuit Court for Davidson County, Case 15P-1690, devised the within property to a testamentary trust set up in said Will. By Order of said Court entered January 21, 2016 Barbara J. Perutelli was appointed Trustee of the testamentary trust, and by subsequent order entered April 29, 2016, she was ordered, as Trustee, to make the within conveyance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever, as fully and completely as I as such Trustee can or should do; and I do covenant and bind myself and my successors in trust to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under me as such Trustee, but not further or otherwise.

Witness my hand this 18th day of January, 2017.

Testamentary Trust created by the Will of Paul V. Eggstein dated October 4, 2013

By: Barbara J. Perutelli, Trustee
Barbara J. Perutelli, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Barbara J. Perutelli, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, acknowledged herself to be the Trustee of the Testamentary Trust created by the Will of Paul V. Eggstein dated October 4, 2013, and executed the within instrument as such Trustee for the purposes therein contained.

Witness my hand and seal on January 18, 2017.

TONI BARRETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2017

Toni Barrett
Notary Public

My commission expires: 11-6-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration for this transfer, whichever is greater, is $-0-.

Barbara J. Perutelli

Sworn to and subscribed before me this date: 1-18-17

TONI BARRETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2017

Toni Barrett
Notary Public

My commission expires: 11-6-2017