INSTRUMENT FOR CORRECTION OF ~~WARRANTY~~ QUITCLAIM DEED RETURN TO GREATER NASHVILLE TITLE & CLOSING CO. 200 MADISON STREET MADISON, TN 37115	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2017. Notary Public MY COMMISSION EXPIRES: 7/8/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison St.
Madison, TN 37115

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
Richard A. Whitmore and Stacey Ann Whitmore	Same	054-13-0-032.00
3229 Lakeshore Dr.		
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170063238 DEEDQC
Recvd: 07/24/17 14:08 4 pgs
Fees: 22.00 Taxes: 0.00
20170724-0074625

WHEREAS, by a Quitclaim Deed dated March 2nd, 2017, and recorded March 3rd, 2017 as Instrument No. 20170303-0021433 in the Register's Office for DAVIDSON COUNTY, TENNESSEE, **MARK S. BRYANT AS ATTORNEY-IN-FACT FOR JAMES M. BRYANT AND MARK S. BRYANT AS TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT OF JAMES M. BRYANT, DATED MAY 27, 2014, AS RESTATED AND AMENDED DATED OCTOBER 26, 2015**, GRANTORS, conveyed a certain tract of land described therein to **RICHARD A. WHITMORE AND STACEY ANN WHITMORE**, GRANTEES IN INSTRUMENT NO. 20170303-0021433, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WHEREAS, the above deed contained a flawed legal description stated as follows: Land in Davidson County, Tennessee BEING part of Lot 13, Section 1 of the Life & Casualty Insurance Company's subdivision property located on the northerly side of Old Hickory Boulevard, near Dupontonia which plan is recorded in Book 843, page 56 of the Register's Office of Davidson County, Tennessee. Said tract is more fully described as follows:

BEGINNING at a point in the center of Pitts Avenue 1,351.2 feet from Old Hickory Boulevard as measured in a northeasterly direction along the center of Pitts Avenue. Said point being also the northerly corner of the Huffine Land, thence south 64 degrees 38' east a distance of 855 feet to a point in the easterly boundary of the original United States Government Reservation thence north 3 degrees 03 minutes west with said reservation boundary at a distance of 265 feet to a point, thence north 74 degrees 51 minutes west a distance of 731.9 feet to a point in the center of Pitts Avenue thence in a southerly direction along the center of Pitts Avenue a distance of 108 feet to the point of beginning comprising an area of 3.177 acres more or less.

WHEREAS, the legal description should have excluded a portion of the property previously conveyed to Richard Timothy Whitmore and Jamie Chasteen Whitmore, husband and wife by Warranty Deed from Mark S. Bryant, Trustee under the Revocable Trust Agreement of James M. Bryant, dated May 27, 2014, as Restated and Amended dated October 26, 2015, of record as Instrument No. 20160525-0052649, Register's Office, Davidson County, Tennessee. Said portion described as land in Davidson County, Tennessee, and being described according to a survey, by John B. Kohl, III dated 9-23-76, as follows:

Beginning at a metal fence post in the southeasterly corner of the Mae Bryant property, said point also being a point in the northerly line of the Huffine property of record in book 917, page 387 R.O.D.C.; thence with Huffine's north line S 64 degrees 38' E 584.49 feet to a point; thence N 3 degrees 03' W 265.0 feet to a point in the southerly margin of the Elkins property of record in book 1166 page 279 R.O.D.C.; thence with Elkins south line N 74 degrees 30' 13" W 491.84 feet to a point in Bryant's easterly line; thence with the same S 15 degrees 23' 13" W 151.04 feet to the point of beginning. Included in this conveyance is a 20' access easement across the said Mae Bryant's property described according to said survey as follows: Said easement fronts 20 feet on the easterly margin of Lakeshore Drive and extends back between parallel lines approximately 260.88 feet to the James McDonald Bryant property.

Therefore, the purpose of this Instrument is to make a proper conveyance of such property described in attached Exhibit "A";

NOW, THEREFORE, **MARK S. BRYANT AS ATTORNEY-IN-FACT FOR JAMES M. BRYANT AND MARK S. BRYANT AS TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT OF JAMES M. BRYANT, DATED MAY 27, 2014, AS RESTATED AND AMENDED DATED OCTOBER 26, 2015**, for the purpose of correcting the herein stated errors, and in consideration of the sum of Ten and no/100----($10.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold and by these presents do transfer and convey that certain property described in the attached **Exhibit "A" to RICHARD A. WHITMORE AND STACEY ANN WHITMORE.**

GRANTORS do hereby reaffirm and ratify all stipulations made and provided in said Warranty Deed of record as Instrument No. 20170303-0021433, Register's Office for **Davidson** County, Tennessee, and the entire contents thereof except for the corrections and changes made by this Instrument, as fully and effectively as if the entire instrument were copied verbatim.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 19th day of JULY, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand this the 19th day of July, 2017.

James M. Bryant

Mark S. Bryant, Trustee
Revocable Trust Agreement of James M. Bryant

By: Mark S. Bryant, Attorney-in-fact

RICHARD A. WHITMORE AND RICHARD A. WHITMORE AS ATTORNEY-IN-FACT FOR STACEY ANN WHITMORE JOIN IN THIS INSTRUMENT FOR THE PURPOSE OF ACKNOWLEDGING AND AGREEEING TO THE CORRECTION HEREIN MADE.

IN WITNESS WHEREOF, I have hereunto set my hand this the 20th day of July, 2017.

Richard A. Whitmore

Stacey Ann Whitmore
By: Richard A. Whitmore, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of July, 2017, before me personally appeared **Mark S. Bryant,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **James M. Bryant,** and acknowledged that he executed the same as the free act and deed of the said **James M. Bryant.**

Witness my hand and official seal at Madison, TN this the 19th day of July, 2017.

My commission expires: 3/8/21

Notary Public

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mark S. Bryant, Trustee of the Revocable Trust Agreement of James M. Bryant, dated May 27, 2014, as restated and amended dated October 26, 2015,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Madison, TN this the 19th day of July, 2017.

My commission expires: 3/8/21

Notary Public

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of July, 2017, before me personally appeared **Richard A. Whitmore,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Stacey Ann Whitmore,** and acknowledged that he executed the same as the free act and deed of the said **Stacey Ann Whitmore.**

Witness my hand and official seal at Madison, TN this the 20th day of July, 2017.

My commission expires: 3/8/21

Notary Public

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Richard A. Whitmore,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Madison, TN this the 20th day of July, 2017.

My commission expires: 3/8/21

Notary Public

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee BEING part of Lot 13, Section 1 of the Life & Casualty Insurance Company's subdivision property located on the northerly side of Old Hickory Boulevard, near Dupontonia which plan is recorded in Book 843, page 56 of the Register's Office of Davidson County, Tennessee. Said tract is more fully described as follows:

BEGINNING at a point in the center of Pitts Avenue 1,351.2 feet from Old Hickory Boulevard as measured in a northeasterly direction along the center of Pitts Avenue. Said point being also the northerly corner of the Huffine Land, thence south 64 degrees 38' east a distance of 855 feet to a point in the easterly boundary of the original United States Government Reservation thence north 3 degrees 03 minutes west with said reservation boundary at a distance of 265 feet to a point, thence north 74 degrees 51 minutes west a distance of 731.9 feet to a point in the center of Pitts Avenue thence in a southerly direction along the center of Pitts Avenue a distance of 108 feet to the point of beinning comprising an area of 3.177 acres more or less.

Being a part of the same property conveyed to Richard A. Whitmore and Stacey Ann Whitmore by deed from Mark S. Bryant, Trustee under the Revocable Trust Agreement of James M. Bryant, dated May 27, 2014, as restated and amended dated October 26, 2015, and also executed by James M. Bryant, of record as Instrument No. 20170303-0021433, Register's Office for Davidson County, Tennessee.

Included in the above description, but excluded therefrom is that portion thereof conveyed to Richard Timothy Whitmore and Jamie Chasteen Whitmore, husband and wife by Warranty Deed from Mark S. Bryant, Trustee under the Revocable Trust Agreement of James M. Bryant, dated May 27, 2014, as Restated and Amended dated October 26, 2015, of record as Instrument No. 20160525-0052649, Register's Office, Davidson County, Tennessee. Said portion described as land in Davidson County, Tennessee, and being described according to a survey, by John B. Kohl, III dated 9-23-76, as follows:

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This is improved property known as: 3229 Lakeshore Dr., Old Hickory, TN 37138