This Instrument Prepared by:
George E. Copple
Parker & Crofford
1230 2nd Ave. S.
Nashville, Tennessee 37210-4110

BILL GARRETT, Davidson County
Trans:T20170075909 DEEDQC
Recvd: 08/30/17 13:57 6 pgs
Fees:32.00 Taxes:0.00
20170830-0089280

DEED OF CORRECTION

Grantor: Cynthia Acree Marshall, Trustee
Grantee: William Q. Acree
Deed being corrected: Quitclaim Deed, April 18, 2013, Instrument No. 20131203-0123304, R.O.D.C.

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
William Q. Acree 812 Forest Hills Dr. Nashville TN 37220	SAME	Map 160.06 Parcel 18

On April 18, 2013, the Grantor hereunder, Cynthia Acree Marshall, Trustee of the Clara Carter Acree Living Trust, quitclaimed and conveyed unto William Q. Acree, Successor Trustee of said Trust, all her right, title, and interest as Trustee to the tract of land described in attached Exhibit A thereto, known as 812 Forest Hills Drive, Nashville TN 37220.

The Clara Carter Acree Living Trust is also known as the Clara C. Acree Generation Skipping Trust. The First Amendment to the Clara Carter Acree Living Trust provided that upon the death of the Grantor's son, Maurice M. Acree, Jr., the Trust would terminate and the remaining principal of the Trust, including the house and lot at 812 Forest Hills Dr., Nashville TN 37220, would vest in William Q. Acree and John Donnally Acree if they were 50 years of age as of that time.

Maurice M. Acree, Jr., died on March 8, 2013, at which time the Clara Carter Acree Trust terminated and William Q. Acree and John Donnally Acree were 51 years of age. John Donnally Acree, twin brother of William Q. Acree, disclaimed his inheritance immediately after his father's death, including any interest in said house and lot. Accordingly, by the terms of said Trust, as amended, and enforcing John Donnally Acree's disclaimer, title to the house and lot at 812 Forest Hills Dr., Nashville TN 37220 vested in William Q. Acree effective at the time of Maurice M. Acree, Jr.'s death on March 8, 2013.

Relevant pages of the First Amendment to said Trust, namely the first page, page 2 containing ¶s 2.2(b) and 2.2(c)(ii), and the signature page, are attached hereto as an exhibit. True and correct copies of the entire Trust and of the First Amendment thereto are available from the Davidson County Probate Court Clerk, Case No. 06P-1603, *In Re: Conservatorship of Maurice M. Acree, Jr.* filed February 14, 2011.

Because the said Trust had already terminated prior to the Cynthia Acree Marshall's resignation as Trustee and prior to her deeding the subject property to William Q. Acree as Successor Trustee on April 18, 2013, the deed should have shown the conveyance from her as Grantor to William Q. Acree instead of to William Q. Acree, Trustee.

Accordingly, this Deed of Correction hereby corrects the identity of the Grantee of the Quitclaim Deed dated April 18, 2013, recorded December 3, 2013, Instrument No. 20131203-0123304, Register's Office for Davidson County. The correct Grantee of said Quitclaim Deed is William Q. Acree.

This Deed of Correction shall relate back to the date of the deed being corrected herein, April 18, 2013.

Witness my hand this 21st day of August, 2017.

Cynthia Acree Marshall

Cynthia Acree Marshall, former Trustee of the Clara Carter Acree Living Trust

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Cynthia Acree Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Cynthia Acree Marshall, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by personally signing her name as the former Trustee of the Clara Carter Acree Living Trust.

Witness my hand and official seal at ~~Nashville~~ Memphis, Tennessee, this 21 day of August, 2017.

LA TASHA M. GRANDBERRY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

La Tasha M. Grandberry
Notary Public
My Commission Expires: 04-20-2019

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

George E. Coffee
AFFIANT

STATE OF TENNESSEE)
COUNTY OF SHELBY)

STEPHEN CROFFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2020

Sworn to and subscribed before me
this 30 day of August 2017.

Stephen Crofford
Notary Public
My commission expires: 5-5-2020

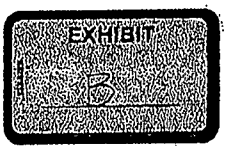
EXHIBIT A – LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Oak Hill Estates, Section 1, as of record in Book 3700, Pages 118, 119, and 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 185 fronts 190 feet on the northeasterly side of Forest Hills Drive and runs back to 234.51 feet on the northwesterly line and 374.10 feet on the southeasterly line, to a dead line in the rear measuring 231.81 feet thereon.

Being the same property conveyed to Cynthia Acree Marshall, Trustee, by June P. House and Mary Beth Boone, Co-Trustees of the Clara Carter Acree Living Trust by Quitclaim Deed dated March 19, 2013, of record in Instrument No. 20130417-0038078, Register's Office for Davidson County, Tennessee. Being the same property conveyed to June P. House and Mary Beth Boone, Co-Trustees of the Clara Carter Acree Living Trust, by Quitclaim Deed dated December 27, 2010, of record in Instrument No. 20101228-0103023, Register's Office for Davidson County, Tennessee.

COPY



FIRST AMENDMENT TO THE
CLARA CARTER ACREE REVOCABLE LIVING TRUST
U/A DTD. JULY 14, 1993

WHEREAS, CLARA CARTER ACREE as Grantor and MAURICE MASON ACREE, JR., as Trustee established the Clara Carter Acree Revocable Living Trust on July 14, 1993; and

WHEREAS, Grantor reserved the right to amend such trust at any time during her lifetime pursuant to Article First, Paragraph C of such trust and desires to amend such trust at this time;

RESOLVED, Grantor does hereby amend such trust as follows:

ITEM 1

Grantor does hereby delete Article Second in its entirety and substitutes the following in lieu thereof:

SECOND
Administration of Trust After the Death of Grantor

2.1 Trust Property. Upon the death of the Grantor, the trust estate shall be held, managed and controlled in trust and the income and principal distributed in accordance with the authority contained in this Article. The trust property shall constitute the principal of two trusts, the GST Trust and the Residuary Trust.

(a) GST Trust. The trustee shall hold in a separate trust, which trust is referred to as the "GST Trust", an amount equal to the Grantor's available generation-skipping transfer tax exemption ("GST exemption"). The term "available GST exemption" means the GST exemption provided in Section 2631(a) of the Internal Revenue Code of 1986, as amended, that has not been allocated by Grantor (or by operation of law) to property transferred by Grantor during her lifetime or by her executor after her death. For this purpose, if Grantor died without filing a gift tax return which has a due date (including extensions) that is after Grantor's death, then Grantor shall be deemed to have allocated the GST exemption to the extent of any transfer that is (1) required to be reported on such gift tax return (2) is to or for the benefit of Grantor's descendants and (3) does not qualify for any other exemption or exclusion from the generation-skipping transfer tax; provided, however, that Grantor shall not be deemed to have allocated GST exemption to any trust if the entire trust principal may, at any time, either be required under the term of the governing instrument to be paid to a child of Grantor (other than as an invasion of principal in the discretion of the trustee or pursuant to a standard), or be subject to federal estate tax by reason of the death of a child of Grantor. The GST trust shall be funded with cash or other property valued at the time of distribution.

(b) Residuary Trust. The remainder of the trust property shall constitute the principal of a separate trust, which trust is referred to as the "Residuary Trust."

2.2 GST Trust Provisions. The trustee of the GST Trust shall hold, manage and control in trust all property allocated to the GST Trust in Subparagraph 2.1(a) above and distribute the income and principal in accordance with the authority contained in this agreement, as follows:

(a) Distribution During Life of Son. During the lifetime of Grantor's son, MAURICE MASON ACREE, JR., the GST Trust shall be held and administered in accordance with the following terms and conditions:

(i) Distribution of Income and Principal. Such part or all of the net income and principal of the GST Trust may be distributed to or applied for the benefit of Grantor's son, MAURICE MASON ACREE, JR. as needed for his support, maintenance, health care or education. Any undistributed income may be accumulated.

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(ii) Limited Power of Appointment. At any time, and from time to time, during the lifetime of Grantor's son, MAURICE MASON ACREE, JR., and upon his death, the then principal and any undistributed income of the trust shall be distributed to or placed in trust for the benefit of the person or persons, in the amount and proportions, for the interest and upon the terms, conditions and limitation which Grantor's son directs in writing during his lifetime (acknowledged in the same manner as is then required to record deeds of real estate in the state of Tennessee) or at death in a will or codicil, which instrument refers specifically to this power, provided that no appointment may be made other than to the descendants of MAURICE MASON ACREE, JR. In no event shall Grantor's son have the power to appoint the property to himself, his creditors, his estate or the creditors of his estate.

(b) Apportionment of Trust to Descendants. Upon the death of Grantor's son, MAURICE, or upon the Grantor's death, whichever last occurs, and contingent upon the exercise of the limited power of appointment above, the then principal and any undistributed income of the trust shall be apportioned into equal shares, one such equal share being apportioned to each grandchild of Grantor then living, and one such equal share being apportioned to the then-surviving descendants, per stirpes, of each deceased grandchild of Grantor who has descendants then living. Any property distributable to the trustee after the apportionment date described in the preceding sentence shall be apportioned as of the date of distribution to the person or persons then living who would have taken under this Subparagraph 2.2(b) had the apportionment taken place on the date of such later distribution. The amount or amounts so apportioned to a grandchild of Grantor shall be held in trust in accordance with Subparagraph 2.2(c) below. The amount or amounts so apportioned to any other descendant of Grantor shall be distributed outright and free of trust; provided that if any such descendant is under the age of twenty-one (21), such descendant's share shall be held in trust in accordance with Paragraph 2.6 herein.

(c) Distribution of Shares Free of Trust and in Separate Trusts. Any amount apportioned to a grandchild of Grantor shall be held in accordance with this Subparagraph 2.2(c) with the grandchild for who a trust is held referred to as "the beneficiary."

(i) Distribution of Income and Principal. The trustee may distribute to or apply for the benefit of the beneficiary, such part or all of the net income and principal as the trustee deems advisable for the proper support, maintenance, health care or education of the beneficiary in such proportions as the trustee shall determine. Any income remaining after consideration of the beneficiary shall be accumulated.

(ii) Final Distribution. When Grantor's youngest living grandchild reaches age fifty (50) all of the trusts created for her grandchildren shall terminate and the entire remaining principal of each beneficiary's trust and any undistributed income shall be distributed to each beneficiary free of trust and the trust shall terminate.

(iii) Reapportionment on Death of Beneficiary. Upon the death of a beneficiary after the Trust has been apportioned and before all of the principal of such beneficiary's share of the Trust has been distributed, the Trustee shall transfer, pay over and convey the remaining Trust share, if any, apportioned to such beneficiary to such persons, including the estate of said beneficiary, in such amounts and in such manner as such beneficiary may appoint by his or her Last Will and Testament which shall be duly admitted to probate by a court of competent jurisdiction. This general testamentary power of appointment must be specifically referred to in said beneficiary's Last Will and Testament. In default of the exercise of this power of appointment, the Trustee shall, upon the death of a beneficiary after the Trust has been apportioned and before all of the principal of the Trust is distributed, transfer and pay over absolutely and in fee simple the share of such beneficiary to his or her then living descendants, per stirpes; provided, however, that if any of the said descendants shall not at such time have attained the age of twenty-one (21) years, the share of such issue shall be vested in him, and the Trustee shall hold, administer and distribute the same as provided in Paragraph 2.6. Any appointment under the power herein granted may be made in such amounts and proportions either for life or for such other estates as such beneficiary shall

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the exercise of this power of appointment, the Trustee shall, upon the death of a beneficiary after the Trust has been apportioned and before all of the principal of the Trust is distributed, transfer and pay over absolutely and in fee simple the share of such beneficiary to his or her then living descendants, per stirpes; provided, however, that if any of the said descendants shall not at such time have attained the age of twenty-one (21) years, the share of such issue shall be vested in him, and the Trustee shall hold, administer and distribute the same as provided in Paragraph 2.6. Any appointment under the power herein granted may be made in such amounts and proportions either for life or for such other estates as such beneficiary shall choose, in Trust or otherwise, and it may be made subject to any lawful spendthrift provisions.

(iv) Default Provision. In the event of both default of appointment under the general power granted hereunder and default of any descendants surviving a beneficiary's death after the Trust is apportioned, the Trustee shall transfer and pay over absolutely and in fee simple the remaining share of such beneficiary to Grantor's then-living descendants, per stirpes, provided, however, that any portion thereof payable to any person then a beneficiary of any Trust hereunder shall not be distributed to such person outright but shall be added to such share then held in Trust for such person and shall be dealt with, administered and distributed as an integral part thereof.

2.4 Contingent Disposition. If, at any time, there is no person qualified to receive any trust under this Article, the trust estate shall pass, free of trust, to those persons and in such shares as would have taken personal property owned by Grantor had she died at that time intestate and domiciled in the State of Tennessee.

2.5 Rule Against Perpetuities. Notwithstanding any provision in this agreement to the contrary, in no event shall any trust held under this Article be continued beyond the date which is twenty-one (21) years after the death of the last survivor of the group composed of Grantor's descendants living at her death; and on that date, each trust which has not previously been distributed under other provisions of this Article shall be distributed, free of trust, to the person to whom the trust was apportioned.

2.6 Vesting and Continuation of Trust Interests. If, at the time when distribution of any amount of principal is to be made, the trustee determines that it would be in the best interests of the beneficiary because the beneficiary has not attained the age of twenty-one (21) or because of some physical or mental incapacity, to continue the amount distributable to the beneficiary in trust, the trustee may continue to hold the amount in trust, for the period determined by the trustee, but not beyond the date when the beneficiary attains the age of twenty-one (21) or in the absence of physical or mental incapacity, paying to or applying for the benefit of the beneficiary such part or all of the income or principal as the trustee deems necessary or desirable in order to provide for the proper support, maintenance, health care or education of the beneficiary, and, in the event of the beneficiary's death, paying the principal and any undistributed income to the beneficiary's estate.

I hereby confirm and republish all provisions of my Revocable Living Trust Agreement dated July 14, 1993, except only as expressly changed or modified by the provisions of this first amendment thereto.

I now sign this FIRST AMENDMENT to the CLARA CARTER ACREE REVOCABLE LIVING TRUST AGREEMENT DATED JULY 14, 1993, as amended this 18th day of April, 1996.

IN WITNESS WHEREOF, I have set my hand this 18th day of April, 1996.

Clara Carter Acree

Clara Carter Acree, Grantor