THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 8843 DEEDQC
10/05/2017 10:45:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171005-0102344

Recorder Please Note: This instrument is recorded in order to correct and clarify the chain of title as set out in that Quitclaim Deed of record at Instrument No. 20080111-0003462, Davidson County Register of Deeds, wherein the Grantor stated therein, Ben Griffith, conveyed in his name individually where he should have conveyed in his capacity as Trustee of the Bernard Orson Griffith Short Term Trust, to which he had previously conveyed his interest in the subject property. Please index this instrument accordingly.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Two Rivers Holdings, LLC 3104 Del Rio Pike Franklin, TN 37069	Same as Owner	130-01-0-197.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **James E. Maurer, as Trustee of the Bernard Orson Griffith Short Term Trust**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Two Rivers Holdings, LLC**, hereinafter called the Grantee, its successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

BEING part of lot 160 on the Plan of Bransford Realty Company's Belle Meade Golf Links, as of record in Book 421, pages 94 and 95, Register's Office of Davidson County, Tennessee, and being described according to a survey by Ralph W. C. Lambert, as follows:

Beginning at a point on the northeasterly margin of Harding Place, said point being 73 ' 10' West 60 feet from the southwesterly corner of the Nashville Humane Association Corp., property, of record in Book 2809, page 99, Register's Office of Davidson County, Tennessee; thence North 61' 10' East 7.0 feet to a point; thence South 73' 10' East 55.0 feet to a point; thence North 16' 10' East 166.2 feet to an iron pin; thence North 73° 10' West 65.0 feet to an iron pin; thence South 22" 50' West 302.0 feet to an iron pin in the north margin of Harding Place; thence along Harding Place East 40 feet to the point of beginning.

Being a part of the same property conveyed to Ben Griffith by Warranty Deed from E.L. Savely and wife, Martha Haney Savely, of record on February 8, 1963, at Book 3504, page 420, Davidson County Register of Deeds; and being further conveyed by Ben Griffith to Robert B. Rodgers, his heirs and assigns, as to an undivided thirty-four (34%) percent interest only, and to Thomas J. Haile, III, his heirs and assigns, as to an undivided fifteen (15%) percent interest only, of record on March 18, 1973, at Book 4708, page 632, said Register's Office (thus retaining to Ben Griffith a 51% interest in the otherwise conveyed property); and being further conveyed to Ben O. Griffith and James E. Maurer, Trustees of the Bernard Orson Griffith Short Term Trust, by Quitclaim Deed of record on June 16, 1982, at Book 5898, page 906, said Register's Office; and then further conveyed to Two Rivers Holdings, LLC, by Quitclaim Deed from Ben Griffith (as to the 51% he owned), of record on January 11, 2008, at Instrument No. 20080111-0003462, Davidson County Register of Deeds. This last Quitclaim Deed has the Grantee stated in error as Ben Griffith, and should have instead been executed by Ben O. Griffith and James E. Maurer, Trustees of the Bernard Orson Griffith Short Term Trust, in order to effectuate transfer of title to the Grantee stated therein, Two Rivers Holdings, LLC. Therefore, this Quitclaim Deed is executed by James E. Maurer as the sole surviving Trustee of the Ben Orson Griffith Short Term Trust, Ben O Griffith being now deceased, in order to correct this error and effectuate the intended transfer of the 51% interest held by the said Trustees in the above described property.

See Certification of Trust of record at Instrument No. 20171005-0102343, Davidson County Register of Deeds, recorded simultaneously herewith.

This is property commonly known as 108 Harding Place, Nashville, TN 37205.

Witness my hand, this 22nd **day of** September**, 2017:**

James E. Maurer, as Trustee of the
Bernard Orson Griffith Short Term Trust

STATE OF TENNESSEE

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E. Maurer,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of September, **2017:**

Notary Public

My Commission Expires: April 15, 2020

VICKI L. HENSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF September, 2017:

Notary Public

My Commission Expires: April 15, 2020

VICKI L. HENSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY