Bill Garrett Davidson County
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Fees: $42.00 Taxes: $0.00
20180102-0000360

This Instrument Prepared By:
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SCHULMAN, LeROY & BENNETT, P.C.
P.O. Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED OF CORRECTION

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
James William Dillard and	Same	06300006500 - Tract I
Jamey Shannon Dillard Farrar,		06300006400 - Tract II
Co-Trustees		06300027200 - Tract III Lot 2
220 Hurst Drive		06300027100 - Tract III Lot 1
Old Hickory, TN 37138		063000278900 -Tract IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for transfer is zero (0). No taxes are due on recordation of this instrument. This Quitclaim Deed is executed by an executor to implement a testamentary devise.

James William Dillard, Affiant

SWORN TO AND SUBSCRIBED before me this 18TH day of DECEMBER, 2017.

Notary Public

My Commission Expires: AUGUST 20, 2019

JACOB HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Quitclaim Deed of Correction is executed this the 18th day of December, 2017 by James William Dillard, Executor of the Estate of Margaret Marie Piercey Dillard and by James W. Dillard and Jamey Shannon Dillard Farrar, Co-Trustees of the Testamentary Trust created in the Will of Margaret Marie Piercey Dillard and the First Codicil to the same, both of which are dated

January 6, 2012. Margaret Marie Piercey Dillard died on October 27, 2013 and her Last Will and Testament and the First Codicil to the same have been admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee under Docket No. 13P1896. This Deed of Correction corrects the Quitclaim Deed executed on the 31st day of July, 2014 by James William Dillard, Executor, and recorded as Instrument No. 20140805-0070006 in the Register's Office for Davidson County, Tennessee pursuant to which James William Dillard, Executor of the Estate of Margaret Marie Piercey Dillard transferred five parcels of real property to James William Dillard and Jamey Shannon Dillard Farrar, Co-Trustees. The legal description in the original Quitclaim Deed listed four tracts. Tract III was composed of two lots. The two lots comprising Tract III and the other three tracts comprise the five parcels.

The following changes are hereby made to the Quitclaim Deed recorded as Instrument No. 20140805-0070006 in the Register's Office for Davidson County, Tennessee.

(1) On Page 3 of the Quitclaim Deed immediately above the title that says "Tract III", the following words which refer to Tract II should be inserted in a separate paragraph:

> It should be noted that the records of the Tax Assessor for Davidson County, Tennessee show that Tract II contains 15.5 acres more or less as opposed to the 19 acres referenced in the property description above. James William Dillard, Executor of the Estate of Margaret Marie Piercey Dillard, is not aware of why this acreage difference exists.

(2) The description of Tract IV and the derivation clause for Tract IV are amended to better describe the rights being conveyed herein. Therefore, the description of Tract IV is amended to state as follows:

Tract IV

> Beginning at a capped iron pin set, said iron pin being south 13° 17' 13" east, 1,388.64 feet from an iron pin found in the south margin of Hudson Road at the Northeast corner of the property conveyed to Esther L. Howard, by instrument of record in Instrument No. 200703190033000, in the Register's Office of Davidson County, Tennessee;
>
> Thence, North 08° 09' 01" West, 110.00 feet to a capped iron pin set at the northwest corner of the parcel described herein;
>
> Thence, North 81° 50' 59" East, 158.00 feet to a capped iron pin set at the northeast corner of the parcel described herein;
>
> Thence, South 08° 09' 01" East, 110.00 feet to a capped iron pin set at the southeast corner of the parcel described herein;

Thence, South 81° 50' 59" West, 158.00 feet to the point of beginning, containing 17,380 square feet, (0.399 acres).

Also conveyed herein are all interests that Margaret Marie Piercey Dillard had at the time of her death with respect to all easements and restrictions which benefit Tract IV. Tract IV is the property conveyed to Margaret Marie Piercey Dillard by Deed from James William Dillard and Marcie Anne Dillard, husband and wife, of record as Instrument No. 20120820-0074585, Register's Office of Davidson County, Tennessee.

Tract IV is also a portion of the property conveyed to James Dillard and wife, Marcie A. Dillard by deed from Margaret Marie Piercey Dillard of record in Instrument No. 200601200007856, of the Register's Office of Davidson County, Tennessee. James Dillard and wife, Marcie A. Dillard, conveyed a tract they owned on Hudson Road to Joel E. Rogers and Kimberly A. Caldwell, husband and wife, by Warranty Deed of record as Instrument No. 20160128-0008443. This Warranty Deed conveyed a 5.416 acre tract exclusive of the 110 foot by 158 foot tract which is Tract IV herein. This conveyance to Joel E. Rogers and Kimberly A. Caldwell was made subject to a number of matters including:

1. The Easement for Common Ingress and Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement and Restrictions to Run with the Land of record in Instrument No. 20010830-0093971, Register's Office for Davidson County, Tennessee;

2. Easement to Global Signal Acquisitions of record in Instrument No. 20121130-0109827, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenant for Accessory Apartment of record as Instrument No. 20051114-0137404, Register's Office for Davidson County, Tennessee;

4. Lease Agreements of record in Book 9241, Page 812, Book 9368, Page 60, and Instrument No. 20121130-0109828, all of record in the Register's Office for Davidson County, Tennessee;

5. All matters appearing on the Plan of record in Instrument No. 20040629-0077366, Register's Office for Davidson County, Tennessee; and

6. Restrictions of record in Instrument No. 20010830-0093971 and Instrument No. 20040824-0102124.

Matters Known to Affect Title to Tract IV

This conveyance of Tract IV is also subject to the matters set forth in the Warranty Deed of record as Instrument No. 20160128-0008443, Register's Office for Davidson County, Tennessee, except for the Restrictive Covenant for Accessory Apartment of record as Instrument No. 20051114-0137404.

Tract IV includes the property leased by Margaret Marie Piercey Dillard, James William Dillard and wife, Marcie Anne Richards Dillard, to BellSouth Mobility, Inc., a Georgia corporation ("AT&T"), as tenant. The lease (the "Lease") is entitled "Option and Lease Agreement" and is dated February 2, 1993. A Memorandum of Lease dated January 12, 1994 was recorded in Book 9241, Page 812, Register's Office of Davidson County. The real property that was leased was a portion of the property conveyed to James W. Dillard and wife, Marcie Anne Richards Dillard by deed of record in Book 6272, Page 222, Register's Office of Davidson County. Such real property was also a portion of the property conveyed to Margaret Marie Piercey Dillard by deed of record in Book 5883, Page 702, Register's Office of Davidson County.

Margaret Marie Piercey Dillard, James William Dillard and wife, Marcie Ann Richards Dillard, as lessors, and AT&T, as tenant, entered into a certain Amendment to Memorandum of Lease which is recorded in Book 9368, Page 60, Register's Office of Davidson County. The description of the property being leased was amended and the Ingress/Egress Easement Description was amended. The Tower Site Description was increased to a 70 foot by 90 foot area as described in the Amendment to Memorandum of Lease. The leased property is part of Tract IV.

By document entitled "Easement for Common Ingress and Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run With the Land" which is of record as Instrument No. 20010830-0093971, Register's Office of Davidson County, Margaret Marie Piercey Dillard created certain easements that would benefit all or part of the property described herein as Tract IV.

By Quitclaim Deed of record as Instrument No. 20060120-0007856, Register's Office of Davidson County Margaret Marie Piercey Dillard conveyed to James Dillard and wife, Marcie A. Dillard her interest in a tract of land containing approximately 5.416 acres which tract contained Tract IV.

Subsequently by Quitclaim Deed of record as Instrument No. 20120820-0074585, Register's Office of Davidson County, James William Dillard and wife, Marcie Anne Dillard, conveyed their interest in a 110 foot by 158 foot rectangular piece of property to Margaret Marie Piercey Dillard. This is Tract IV which is conveyed herein and is part of the 5.416 acre tract conveyed to James Dillard and wife, Marcie A. Dillard, by Quitclaim Deed of record as Instrument No. 20060120-0007856, Register's Office for Davidson County, Tennessee.

By "Grant of Easement" of record as Instrument No. 20121130-0109827, Margaret Marie Piercey Dillard granted Global Signal Acquisitions IV, LLC, a Delaware limited liability company (GSA IV), an easement for the use of a 70 foot by 90 foot tract (the "Easement Area" as defined in the Grant of Easement). This Grant of Easement also granted Global Signal Acquisitions IV, LLC a non exclusive perpetual thirty foot right of way for ingress and egress together with the right to install, replace and maintain utility wires, poles, cables, conduits and pipes. These easements are described in the Grant of Easement as a 10 foot wide Utility Easement and a twenty foot wide Joint Access and Utility Easement. The Easement Area and the easements for utilities and ingress and egress are more fully described in said Grant of Easement.

There are provisions in the Grant of Easement pursuant to which the Easement may be terminated or abandoned, in which case the Easement Area will be vested in Margaret Marie Piercey Dillard or her heirs. Further, there is a provision giving Global Signal Acquisitions IV, the right of first refusal if Margaret Marie Piercey Dillard decides to sell all or a portion of the Easement Area, as the term "Easement Area" is defined in the Grant of Easement. In addition, Global Signal Acquisitions IV in the Grant of Easement has an option upon payment of additional funds to expand the Easement Area to include additional portions of Tract IV.

Further, pursuant to Paragraph 2 of the Grant of Easement, Global Signal Acquisitions IV, under certain circumstances, has the right to require the "Grantor" or her successors to grant certain additional easements over Grantor's property which are reasonably necessary for the construction, repair, maintenance, replacement, demolition and removal related to the Permitted Use defined in the Grant of Easement.

This description of the Grant of Easement does not contain all the terms of the Grant of Easement. Any person acquiring title to Tract IV or benefitting from any easements discussed herein must consult the Grant of Easement for a complete description of any rights that Global Signal Acquisitions IV, LLC, a Delaware limited liability company, and its successors and assigns have to any part of Tract IV and the easements affecting the same.

Further, Margaret Marie Piercey Dillard by Assignment of Lease recorded as Instrument No. 20121130-0109828, assigned her interest as Landlord under the Lease as amended to Global Signal Acquisitions IV, LLC.

Despite the aforesaid provisions, the fee ownership of Tract IV remains in the name of Margaret Marie Piercey Dillard and her interest in the same, along with her interests in all easements set forth herein are hereby conveyed to James W. Dillard and Jamey Shannon Dillard Farrar, Co-Trustees of the Testamentary Trust created in the Last Will and Testament of Margaret Marie Piercey Dillard and the First Codicil to the same, both of which are dated January 6, 2012.

This foregoing description of various documents that may affect title to Tract IV is a summary of what is contained in the documents described. This Amended Deed of Correction does not alter or amend in any way the Grant of Easement or any other documents described herein except the Quitclaim Deed of record as Instrument No. 20140805-0070006, Register's Office for Davidson County, Tennessee. Any purchaser of Tract IV from the Grantees herein must consult all documents referenced herein.

James W. Dillard, as Executor of the Estate of Margaret Marie Piercey Dillard, hereby conveys all beneficial rights the estate has in Tract IV and the easements and leases described above to James W. Dillard and Jamey Shannon Dillard Farrar, Co-Trustees.

All conveyances in this Quitclaim Deed are made subject to all easements of record and subject to such limitations, restrictions and encumbrances as may affect the real property and easements herein conveyed.

James William Dillard and Jamey Shannon Dillard Farrar, Co-Trustees of the Testamentary Trust created in the Last Will and Testament of Margaret Marie Piercey Dillard and the First Codicil to the same, both of which are dated January 6, 2012, execute this Quitclaim Deed of Correction for the purpose of agreeing to the changes made herein to the Quitclaim Deed recorded as Instrument No. 20140805-0070006.

Since the original Quitclaim Deed was recorded as Instrument No. 20140805-0070006, James William Dillard and Jamey Shannon Dillard Farrar, Co-Trustees, have conveyed Lot 2 on the Final Plat of Margaret Heights subdivision which Plat is recorded as Instrument No. 20040629-0077366, Register's Office for Davidson County, Tennessee. Said Lot 2 is part of Tract III as described in the Quitclaim Deed recorded as Instrument No. 20140805-0070006, Register's Office for Davidson County, Tennessee. This conveyance was to Isaac Ocana, married, by Warranty Deed recorded as Instrument No. 20161028-114088, Register's Office for Davidson County, Tennessee.

James William Dillard and Jamey Shannon Dillard Farrar, Co-Trustees, have also conveyed

Lot 1 on the Final Plat of Margaret Heights subdivision which Plat is recorded as Instrument No. 20040629-0077366, Register's Office for Davidson County, Tennessee. Said Lot 1 is part of Tract III as described in the Quitclaim Deed recorded as Instrument No. 20140805-0070006, Register's Office for Davidson County, Tennessee. This conveyance was to Joseph Broome by Warranty Deed recorded as Instrument No. 20150428-0037953, Register's Office for Davidson County, Tennessee.

In witness whereof, James W. Dillard in his capacity as Executor of the Estate of Margaret Marie Piercey Dillard has set his hand on the day and date first above written.

James William Dillard
Executor of the Estate of Margaret Marie Piercey Dillard

James William Dillard, Co-Trustee
James William Dillard, Co-Trustee

Co-Trustee
Jamey Shannon Dillard Farrar, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JACOB HOLLAND, a Notary Public, James William Dillard, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the Estate of Margaret Marie Piercey Dillard and is authorized to execute this instrument on behalf of the Estate of Margaret Marie Piercey Dillard.

WITNESS my hand and official seal, at OLD HICKORY, Tennessee, on this the 18TH day of DECEMBER, 2017.

Notary Public

Commission Expires: AUGUST 20, 2019

JACOB HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JACOB HOLLAND, a Notary Public, James William Dillard, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Co-Trustee of the testamentary trust created in the Last Will and Testament of Margaret Marie Piercey Dillard as amended by the First Codicil to the Last Will and Testament of Margaret Marie Piercey Dillard (both the Last Will and Testament and the Codicil are dated January 6, 2012) and is authorized to execute this instrument on behalf of the testamentary trust created in the Last Will and Testament of Margaret Marie Piercey Dillard and the First Codicil to the same.

WITNESS my hand and official seal, at OLD HICKORY, Tennessee, on this the 18TH day of DECEMBER, 2017.

Notary Public

Commission Expires: AUGUST 20, 2019

JACOB HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JACOB HOLLAND a Notary Public, Jamey Shannon Dillard Farrar, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Co-Trustee of the testamentary trust created in the Last Will and Testament of Margaret Marie Piercey Dillard as amended by the First Codicil to the Last Will and Testament of Margaret Marie Piercey Dillard (both the Last Will and Testament and the Codicil are dated January 6, 2012) and is authorized to execute this instrument on behalf of the testamentary trust created in the Last Will and Testament of Margaret Marie Piercey Dillard and the First Codicil to the same.

WITNESS my hand and official seal, at OLD HICKORY, Tennessee, on this the 18TH day of DECEMBER, 2017.

Notary Public

Commission Expires: AUGUST 20, 2019

JACOB HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY