New Owners:	Brown-Dillard Revocable Trust	Instrument Prepared by:
(send tax bills	721 River Landing Way	Aaron Fletcher
to this address)	Old Hickory, TN 37138	4205 Gallatin Road
Map & Parcel:	**064 09 0 100.00**	Nashville, TN 37216

Karen Y Johnson Davidson County
Batch# 168618 **DEEDQC**
11/29/2018 03:15:03 PM 4 pgs
Fees $22.00 Taxes: $0.00
20181129-0116588

DEED OF CORRECTION AND QUITCLAIM DEED

Prior Deed recorded as instrument no. 20171026-0110052.

WHEREAS by Warranty Deed executed on October 18, 2017, and recorded in the Register's Office for Davidson County, Tennessee, as instrument no. 20171026-0110052 (the "Prior Deed"), GEORGE R. WAUFORD and his wife LINDA WAUFORD as Grantors conveyed to the BROWN-DILLARD REVOCABLE TRUST as Grantee certain real property with a map & parcel number of 064 09 0 100.00; and

WHEREAS by inadvertence and mutual mistake, there was an error in the legal description on the Prior Deed, which read as follows:

> Land in Davidson County, Tennessee, being Lot 15 on Block 5 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract, as of record in book 421, page 421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> This land also has the following legal description: Beginning at an iron pin (old), in the easterly margin of Old Hickory Boulevard, the northwest corner of a tract of land which belongs to John M. Wilson, having a deed reference in instrument no. 20020506-0055221, said Register's Office, the southwest corner of this tract and continuing, as follows: with a curve to the right, having a radius of 3234.35 feet, an arc distance of 274.70 feet, and a chord bearing and distance of N 06°58'16" E, 274.62 feet to an iron pin (new) at the intersection of the easterly margin of Old Hickory Boulevard and the southerly right-of-way of CSX Rail Road; thence, S 27°51'25" E, 326.97 feet to an iron pin (old), in the southerly right-of-way of CSX Rail Road, the northeast corner of a second tract of land which belongs to John M. Wilson, having a deed reference in instrument no. 20020506-0055221, said Register's Office; thence, N 84°56'13" W, passing a common corner of said second tract of land which belongs to John M. Wilson and said first mentioned tract of land which belongs to John M. Wilson, and continuing on in all, 186.85 feet, to the point of beginning, containing **0.60 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 7, 2017.
>
> Being a portion of the same property conveyed to GEORGE R.WAUFORD and his mother THERESA N. WAUFORD, by deed from H. F. NEES and his wife,

MARY B. NEES, of record in book 3648, page 201, dated October 4, 1963, said Register's Office. Theresa N. Wauford having since died intestate on or about April 27, 1994, leaving said property to George R. Wauford, her only heir at law. For further reference see Affidavit of Heirship of record in instrument no. 20150528-0048931, said Register's Office.

This unimproved property has the street address of 4100 Old Hickory Boulevard Old Hickory Tennessee 37138; and

WHEREAS the legal description on the Prior Deed referred only to "Lot 15," yet that legal description actually included part of Lot 12 and all of Lots 13, 14, and 15, all of which the Grantors did intend to convey; and

WHEREAS the Grantors and Grantee desire to amend the legal description of the real property conveyed by the Prior Deed to correct the errors described above;

NOW, THEREFORE, for and in consideration of ten and 00/100 dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which the parties acknowledge, GEORGE R. WAUFORD, his wife LINDA WAUFORD as Grantors convey to the BROWN-DILLARD REVOCABLE TRUST as Grantee any and all of their interest in the land described below, subject to any and all covenants and easements either of record or which they hold, and they warrant the title to that land against the lawful claims of all persons whomsoever, and the Grantors reaffirm and ratify all covenants, easements, and warranties granted by and made in the Prior Deed identified above:

Land in Davidson County, Tennessee, being part of Lot 12 and all of Lots 13, 14, and 15 of Block 5 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract, as of record in Book 421, Page 117, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows: Beginning at an iron pin (old), in the easterly margin of Old Hickory Boulevard, the northwest corner of a tract of land which belongs to John M. Wilson, having a deed reference in instrument no. 20020506-0055221, said Register's Office, the southwest corner of this tract and continuing, as follows: with a curve to the right, having a radius of 3234.35 feet, an arc distance of 274.70 feet, and a chord bearing and distance of N 06°58'16" E, 274.62 feet to an iron pin (new) at the intersection of the easterly margin of Old Hickory Boulevard and the southerly right-of-way of CSX Rail Road; thence, S 27°51'29" E, 326.97 feet to an iron pin (old), in the southerly right-of-way of CSX Rail Road, the northeast corner of a second tract of land which belongs to John M. Wilson, having a deed reference in instrument no. 20020506-0055221, said Register's Office; thence, N 84°56'13" W, passing a common corner of said second tract of land which belongs to John M. Wilson and said first mentioned tract of land which belongs to John M. Wilson, and continuing on in all, 186.85 feet, to the point of beginning, containing **0.60 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz

& Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 7, 2017.

Being that property which was conveyed to George R. Wauford, et ux, by H.F. Nees, et ux, in a deed of record which is recorded in Deed Book 3648, Page 201, said Register's Office, with further reference as being Lots 13, 14 and 15, on the Plan of Berryville, W.A. Bryan Subdivision of the Berry Tract, Block 5, being a plat of record in Deed Book 421, Page 117, said Register's Office, and said tract also being that property which was conveyed to George R. Wauford and Theresa M. Wauford by J.K Woodard and William John Estes, Co-Executors of the last Will and Testament of D.C. Estes, in a deed of record in Deed Book 6759, Page 784, said Register's Office, with further reference as being part of Lot 12, on the Plan of Berryville, W.A. Bryan Subdivision of the Berry Tract, Block 5, being a plat of record in Deed Book 421, Page 117, said Register's Office, all lots being further described in the survey referenced above.

This land previously was comprised of the following four map & parcel numbers: 064 09 0 100.00, 064 09 0 101.00, 064 09 0 102.00, and 064 09 0 103.00. Now, the map & parcel numbers 064 09 0 101.00, 064 09 0 102.00, and 064 09 0 103.00 are to be deleted and combined with and incorporated into the single map & parcel number of 064 09 0 100.00.

This unimproved property has the street address of 4100 Old Hickory Boulevard Old Hickory Tennessee 37138.

FURTHERMORE, GEORGE R. WAUFORD, his wife LINDA WAUFORD, and the BROWN-DILLARD REVOCABLE TRUST agree to amend the legal description of the real property conveyed by the Prior Deed as described above.

By affixing our signatures below, we hereby execute the foregoing Deed of Correction:

George R. Wauford, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 9th day of November, 2018, before me personally appeared **George R. Wauford**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Notary Public

My commission expires 11-5-19

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Linda Wauford, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 9th day of November, 2018, before me personally appeared **Linda Wauford**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

My commission expires 11-5-19

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Natalie B. Dillard, as Trustee of the Brown-Dillard Revocable Trust, Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 9th day of November, 2018, before me personally appeared **Natalie B. Dillard**, as Trustee of the Brown-Dillard Revocable Trust, Grantee, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

My commission expires 11-5-19

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY