Karen Johnson Davidson County
Batch# 257214 DEEDQC
07/15/2019 03:05:54 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20190715-0069062

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP
Thomas H. Peebles, IV, Esq.
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Map 82-5, Parcel 134

DEED OF CORRECTION

WHEREAS, by deed of record as Instrument No. 20160426-0040496, Register's Office for Davidson County, Tennessee, Werthan Packaging, Inc., a Tennessee corporation (hereinafter referred to as "Grantor"), conveyed a certain tract or parcel of land in Davidson County, Tennessee, to MPAG, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"), and;

WHEREAS, by inadvertance and mutual mistake, said deed contained certain errors in the legal description of the parcel of the land intended to be conveyed, which parcel was mistakenly described as follows:

> Being located in the 19th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the 3rd Avenue North and Van Buren Street intersection and being a portion of Lots 14 and 66 of McGavock City Park Lots recorded as Plat Book 57, Page 101, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:
>
> All bearings based on Tennessee State Plane (NAD 83)
>
> Any property corner set by this surveyor is ½ inch diameter, 18 inch long Rebar with cap labeled "GAM 2403" unless otherwise noted, and referred to as new iron pin in the following:
>
> Commencing at an existing bent iron pin found in the easterly 50' foot right-of-way for Third Avenue North, said point being the common corner to Lot 13 and Lot 14 of the aforementioned McGavock City Park and being North 27 degrees 03 minutes 45 seconds West, 150.44' feet of the intersection of the northerly 50' foot right-of-way for Van Buren Street.

Thence with the easterly 50' foot right-of-way for Third Avenue North, North 27 degrees 03 minutes 45 seconds West, a distance of 40.40' feet to a new iron pin in the northerly 40' foot right-of-way for the Louisville and Nashville Railroad Company as recorded in Deed Book 175 Page 137 and Plat in Deed Book 161 Page 34 R.O.D.C., TN. (Railroad Tracks no longer in existence) to the point of beginning;

Beginning, with the easterly 50' foot right-of-way for Third Avenue North and the herein described remaining portion of Lot 14 and Lot 66 of the McGavock City Park, North 27 degrees 03 minutes 45 seconds West, a distance of 9.60' feet to a new iron pin and being the common corner to Lot 14 and Lot 15. Lot 15 being the Metro Government Water and Sewer property of record in Deed Book 39 Page 558 R.O.D.C., TN.

Thence with the common line between Lot 14 and Lot 15, passing a 10' wide Alley (#505) closed per Metro Public Works (no record on file) and continuing with the common line between Lot 65 and Lot 66 of the McGavock City Park, North 62 degrees 46 minutes 04 seconds East, a distance of 285.41' feet to a new iron pin in the westerly 50' foot right-of-way for Second Avenue North.

Thence continuing with the westerly 50' foot right-of-way for Second Avenue North and the easterly property line of Lot 66 of the McGavock City Park, South 27 degrees 06 minutes 01 second East, 4.34' feet to a new iron pin in the northerly 40' foot right-of-way for the aforementioned Louisville and Nashville Railroad Company and the 50' foot right-of-way for Second Avenue North.

Thence with the northerly 40' foot right-of-way for the Louisville and Nashville Railroad Company and the herein described remaining portion of Lot 14 and Lot 66 of the McGavock City Park and passing a 10' wide Alley (#505) closed per Metro Public Works (no record on file), South 62 degrees 46 minutes 04 seconds West, a distance of 206.58' feet to a new iron pin in the northerly 40' foot right-of-way for the aforementioned Louisville and Nashville Railroad Company.

Thence continuing with the northerly 40' foot right-of-way for the Louisville and Nashville Railroad Company with a curve to the left, having a delta angle of 07 degrees 37 minutes 54 seconds, a radius of 593.70' feet, an arc length of 79.08' feet, a chord bearing of South 58 degrees 57 minutes 07 seconds West and a chord distance of 79.02' feet to the point of beginning and containing 1,376.60 square feet or 0.032 Acres more or less according to a

survey dated May 29th 2015.

WHEREAS, the Grantor wishes to correct said errors, and said Grantee have agreed to do so;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $1.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto the said Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. I:
Being located in the 19th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the 3rd Avenue North and Van Buren Street intersection and being a portion of Lots 14 and 66 of McGavock City Park Lots recorded as Plat Book 57, Page 101, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

All bearings based on Tennessee State Plane (NAD 83)

Any property corner set by this surveyor is ½ inch diameter, 18 inch long Rebar with cap labeled "GAM 2403" unless otherwise noted, and referred to as new iron pin in the following:

Commencing at an existing bent iron pin found in the easterly 50' foot right-of-way for Third Avenue North, said point being the common corner to Lot 13 and Lot 14 of the aforementioned McGavock City Park and being North 27 degrees 03 minutes 45 seconds West, 150.44' feet of the intersection of the northerly 50' foot right-of-way for Van Buren Street.

Thence with the easterly 50' foot right-of-way for Third Avenue North, North 27 degrees 03 minutes 45 seconds West, a distance of 40.40' feet to a new iron pin in the northerly 40' foot right-of-way for the Louisville and Nashville Railroad Company as recorded in Deed Book 175 Page 137 and Plat in Deed Book 161 Page 34 R.O.D.C., TN. (Railroad Tracks no longer in existence) to the point of beginning;

Beginning, with the easterly 50' foot right-of-way for Third Avenue North and the herein described remaining portion of Lot

14 and Lot 66 of the McGavock City Park, North 27 degrees 03 minutes 45 seconds West, a distance of 9.60' feet to a new iron pin and being the common corner to Lot 14 and Lot 15. Lot 15 being the Metro Government Water and Sewer property of record in Deed Book 39 Page 558 R.O.D.C., TN.

Thence with the common line between Lot 14 and Lot 15, passing a 10' wide Alley (#505) closed per Metro Public Works (no record on file) and continuing with the common line between Lot 65 and Lot 66 of the McGavock City Park, North 62 degrees 46 minutes 04 seconds East, a distance of 285.41' feet to a new iron pin in the westerly 50' foot right-of-way for Second Avenue North.

Thence continuing with the westerly 50' foot right-of-way for Second Avenue North and the easterly property line of Lot 66 of the McGavock City Park, South 27 degrees 06 minutes 01 second East, 4.34' feet to a new iron pin in the northerly 40' foot right-of-way for the aforementioned Louisville and Nashville Railroad Company and the 50' foot right-of-way for Second Avenue North.

Thence with the northerly 40' foot right-of-way for the Louisville and Nashville Railroad Company and the herein described remaining portion of Lot 14 and Lot 66 of the McGavock City Park and passing a 10' wide Alley (#505) closed per Metro Public Works (no record on file), South 62 degrees 46 minutes 04 seconds West, a distance of 206.58' feet to a new iron pin in the northerly 40' foot right-of-way for the aforementioned Louisville and Nashville Railroad Company.

Thence continuing with the northerly 40' foot right-of-way for the Louisville and Nashville Railroad Company with a curve to the left, having a delta angle of 07 degrees 37 minutes 54 seconds, a radius of 593.70' feet, an arc length of 79.08' feet, a chord bearing of South 58 degrees 57 minutes 07 seconds West and a chord distance of 79.02' feet to the point of beginning and containing 1,376.60 square feet or 0.032 Acres more or less according to a survey dated May 29th 2015.

Tract No. II:
As Surveyed Description
Remaining portion of Lot 14 and Lot 66 McGavock City Park

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the 3rd Avenue North and Van Buren Street intersection

and being a portion of Lots 14 and 66 of McGavock City Park Lots recorded in Plat Book 57, Page 101, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

All bearings based on Tennessee State Plane (NAD 83)

Any property corner set by this surveyor is ½ inch diameter, 18 inch long Rebar with cap labeled "GAM 2403" unless otherwise noted, and referred to as new iron pin in the following.

BEGINNING at an existing bent iron pin found in the easterly 50 foot right-of-way for Third Avenue North, said point being the common corner to Lot 13 and Lot 14 of the aforementioned McGavock City Park and being North 27 degrees 03 minutes 45 seconds West, 150.44' of the intersection of the northerly 50 foot right-of-way for Van Buren Street, the point of beginning;

Thence with the easterly 50 foot right-of -way for 3rd Avenue North, North 27 degrees 03 minutes 45 seconds West, a distance of 40.40' to a new iron pin in the northerly 40' right-of-way for the Louisville and Nashville Railroad Company as recorded in Deed Book 175, Page 137 and Plat in Plat Book 161, Page 34, R.O.D.C., TN (Railroad Tracks no longer in existence);

Thence with a curve to the right, having a delta angle of 07 degrees 37 minutes 54 seconds, a radius of 593.70', an arc length of 79.08', a chord bearing of North 58 degrees 57 minutes 07 seconds East and a chord distance of 79.02' to a new iron pin;

Thence with the northerly remaining portion of Lot 14 and Lot 66 of the McGavock City Park and passing a 10' wide Alley (#505) closed per Metro Public Works (no record on file), North 62 degrees 46 minutes 04 seconds East, a distance of 206.58' to a new iron pin in the westerly margin of 2nd Avenue North;

Thence continuing with the westerly 50 foot right-of-way for 2nd Avenue North and the easterly property line of Lot 66 of the McGavock City Park, South 27 degrees 06 minutes 01 second East, 40.00' to a new iron pin in the 50 foot right-of-way for 2nd Avenue North;

Thence with the common line between Lot 66 and Lot 67, passing a 10' wide Alley (#505) closed per Metro Public Works (no record on file) and continuing with the common line between Lot 13 and Lot 14 of the McGavock City Park, South 62 degrees 46 minutes 04 seconds West, a distance of 206.49' to a new iron pin;

Thence with a curve to the left, having a delta angle of 08 degrees 11 minutes 57 seconds, a radius of 553.70', an arc length of 79.24', a chord bearing of South 58 degrees 40 minutes 06 seconds West and a chord distance of 79.17' to the point of beginning, and containing 11,427.60 square feet or 0.262 acres, more or less, according to a survey prepared by this surveyor dated May 29, 2015.

As surveyed description prepared by GAM Engineering, Inc., by Autrey E. Dye Jr., Tennessee Registered Land Surveyor, License number 2403, offices located at 102 Hazel Path, Concord Building, Suite 6, Office F, Hendersonville, TN 37075. Phone number 615-348-8282.

Being part of the property conveyed to Werthan Packaging, Inc., by deed from Werthan Industries, Inc., of record in Book 7741, page 757, said Register's Office.

To Have and To Hold said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its heirs and assigns, in fee simple forever, and the said Grantor does hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in the deed of record as Instrument No. 20160426-0040496, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 15th day of July, 2019.

WERTHAN PACKAGING, INC.,
a Tennessee corporation

By: _____
Anthony L. Werthan,
Chairman of the Board of Directors

'GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anthony L. Werthan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chairman of the Board of Directors of Werthan Packaging, Inc., the within named bargainor, a Tennessee corporation, and that he as such Chairman of the Board of Directors, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman of the Board of Directors.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15 day of July, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9-7-2021

QUENT NATTERSTAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 7, 2021

MPAG, LLC, a Tennessee limited liability company

By: Betty K. Werthan
Betty K. Werthan, Sole Member

'GRANTEE"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Betty K. Werthan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Sole Member of MPAG, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Sole Member.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15 day of July, 2019.

Quent Natterstad
NOTARY PUBLIC

My Commission Expires: 9-7-2021

QUENT NATTERSTAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 7, 2021

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