This Instrument Prepared By ~~& Return to~~:
Limestone Title & Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File Number: TW190724

Karen Johnson Davidson County
Batch# 311033 DEEDQC
11/05/2019 08:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191105-0113871

CORRECTION QUITCLAIM DEED

This instrument is prepared for the purpose of correcting the Quitclaim Deed of record in Instrument No. 20170815-0083626, Register's Office for Davidson County, Tennessee.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, and for the purpose of correcting the legal description contained in Quitclaim Deed from Benjamin C. Wilson to Benjamin Wilson and Whitney Wilson, Trustees for the Benjamin Wilson Revocable Trust and Whitney Wilson and Benjamin Wilson, Trustees for the Whitney Wilson Revocable Trust, tenants in common, of record in **Instrument Number 20170815-0083626, Register's Office for Davidson County, Tennessee** we, **Benjamin Wilson and Whitney Wilson, Trustees for the Benjamin Wilson Revocable Trust and Whitney Wilson and Benjamin Wilson, Trustees for the Whitney Wilson Revocable Trust,** do hereby bargain, sell, release, remise, quitclaim and convey unto to **Benjamin Wilson and Whitney Wilson, Trustees for the Benjamin Wilson Revocable Trust and Whitney Wilson and Benjamin Wilson, Trustees for the Whitney Wilson Revocable Trust, as tenants in common**, all our rights, title and interest in and to the following described real estate, to-wit:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, located east of Paula Drive and west of East Hill Drive and being north of Twin Hills Drive, described according to a survey prepared by Paul G. Weatherford, RLS#1941, whose address is 1301 Central Court, Hermitage, TN 37076, dated March 27, 2007, project number WA291, being more particularly described as follows:

Unless stated otherwise, any found concrete monument referred to herein is an old four-inch square monument with a brass cap and punch hole. Any monument referred to herein as an iron rod set is a new five-eights inch diameter rebar with yellow plastic cap atop stated "PGW TN 1941." All bearings stated here are referenced to Tennessee Grid north (NAD83). Beginning at an old one-half inch iron rod being the southeast corner of Shepherd Hills, Section 4, Lot 247, of record in Plat Book 2854, page 100, said iron rod being on the southerly line of Lot No. 2 of the Re-subdivision of Lot 2 of Section One of the Addition to Shepherd Hills of record in Plat Book 62, page 630, Register's Office for Davidson County, Tennessee. Thence, South 48 deg. 03' 39" East a distance of 584.24 feet to a concrete monument found being a corner common with Bobby D. Tidwell, et ux, of record in Book 9448, page 570 and to Lot No. 1 of the 3rd Addition to Shepherd Hills, W.D. Tidwell Subdivision of record in Book 4350, page 140 and a corner to Lot No. 172 of Shepherd Hills, Section No. 5, of record in Book 2854, page 119. Thence with said Lot 172, South 44 deg. 21' 32" West a distance of 134.73 feet to a concrete monument found being a common corner with Lot 171. Thence with said Lot 171 South 43 deg. 09' 38" West passing a one-half inch iron rod found at a distance of 136.76 feet being the corner of Lot 170 of the Zone Lot division Lot 170, Shepherd Hills, Section No. 5, of record in Plat Book 6900, page 126, proceeding for a total distance in all of 286.59 feet to a concrete monument found at the corner of said Lot 170 same being a common corner with Lot 169 of the aforementioned Shepherd Hills Section No. 5. Thence with Lot 169 South 38 deg. 08' 35" West a distance of 247.93 feet to a concrete monument found being a common corner with Lot 167 and said Lot 168. Thence South 31 deg. 08' 47" West a distance of 152.55 feet to a one inch iron rod found in the westerly line of Lot 166, same being a common corner with Lot 160 of the Combination of Lot 160, Shepherd Hills, Section No. 3 of record in Book 4350, page 36. Thence with said Lot 160 the following two calls: North 56 deg. 35' 01" West a distance of 370.00 feet to an iron rod set. Thence with a non-tangential curve to the left having a delta angle of 4 deg. 00' 59" a radius of 1775.00 feet to an arc length of 124.43 feet, and a chord bearing of South 30 deg. 42' 28" West, with a chord length of 124.40 feet to a concrete monument found on the easterly right-of-way margin of Spring Branch Drive (having a fifty-foot wide right-of-way). Thence leaving said Lot 160 North 60 deg. 19' 39" West a distance of 50.00 feet to an iron rod set on the westerly margin of said Spring Branch Drive, said iron rod being on the easterly line of Lot 146 of Shepherd Hills, Section No. 3 of record in Book 2854, page 100, same being a common line with Homer H. Cole, et ux, of record in Deed Book 4541, page 548. Thence with Cole the following two calls: proceed with a non-tangential curve to the right having a delta angle of 0 deg. 29' 47" a radius of 1825.00 feet, with an arc length of 15.81 feet, with a chord bearing of North 29 deg. 55' 14" East, with a chord length of 15.81 feet to an iron rod set. Thence North 49 deg. 40' 49" West a distance of 222.98 feet to a concrete monument found being a corner common with Lot 145 and said Lot 146 and with Lot 251 of the aforementioned Shepherd Hills, Section No. 4. Thence with said Lot 251 North 35 deg. 29' 27" East a distance of 200.01 feet to a concrete monument found being a corner common with Lot 250 and said Lot 251. Thence North 41 deg. 23' 11" East a distance of 399.64 feet to a concrete monument found being a corner common with Lot 249 and 248. Thence North 45 deg. 37' 11" East passing a concrete monument found at a distance of 200.39 feet being the corner of Lot 248 and Lot 247, for a total distance in all of 399.14 feet to the point of beginning, containing 549,639 square feet, or 12.62 acres, more or less.

Being the same property conveyed to Benjamin C. Wilson, by Quitclaim Deed from Gracin Properties, LLC, dated 2/14/2011, recorded 4/7/2011, of record in Instrument No. 20110407-0026871, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Gracin Properties, LLC by Warranty Deed from Travis B. Thompson, married, dated 3/14/2008, recorded 3/24/2008, of record in Instrument No. 20080324-0028507, said Register's Office. Further conveyed to Benjamin Wilson and Whitney Wilson, as Trustees for the Benjamin Wilson Revocable Trust and Whitney Wilson and Benjamin Wilson Trustees for the Whitney Wilson Revocable Trust

by Quit Claim Deed from Benjamin C. Wilson, dated August 7, 2017 and recorded in Instrument No. 20170815-0083626, said Register's Office.

The aforementioned Quitclaim Deed of record in Instrument Number 20170815-0083626 inadvertently omitted the foregoing metes and bounds description of the subject property. It is and was the intention of all parties that the previous conveyance was of all the property described above.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is unimproved property commonly known as: 0 Spring Branch Drive, Madison, TN 37115

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 31 day of October, 2019.

BENJAMIN WILSON REVOCABLE TRUST

_____, TRUSTEE
BENJAMIN WILSON, TRUSTEE

_____, Trustee
WHITNEY WILSON, TRUSTEE

WHITNEY WILSON REVOCABLE TRUST

_____, Trustee
WHITNEY WILSON, TRUSTEE

_____, TRUSTEE
BENJAMIN WILSON, TRUSTEE

STATE OF Tennessee
COUNTY OF Wilson

On this 31 day of October, 2019, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Benjamin Wilson and Whitney Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the **Trustees of the Benjamin Wilson Revocable Trust**, the within named bargainor, and that they as such **Trustees** executed the foregoing instrument for the purposes therein contained.

_____
Notary Public
My Commission Expires: 12-6-22

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-6-2022

STATE OF Tennessee
COUNTY OF Wilson

On this 31 day of October, 2019, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Whitney Wilson and Benjamin Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the **Trustees of the Whitney Wilson Revocable Trust**, the within named bargainor, and that they as such **Trustees** executed the foregoing instrument for the purposes therein contained.

_____
Notary Public
My Commission Expires: 12-6-22

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-6-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 31 day of October, 2019.

Notary Public
My Commission Expires: 12-6-22

SARAH E. SIMMONS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-6-2022

Tax/Map ID & Parcel:
034-03-0-064.00

New Owners:
Benjamin Wilson and Whitney Wilson, Trustees
181 Due West Drive
Madison, TN 37122

Send Tax Bills to:
New Owner

Returned to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)