Davidson County	DEEDWARR
Recvd: 01/26/15 13:32	4 pgs
Fees:22.00 Taxes:0.00	
20150126-0007332	

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

This Deed is being recorded to correct the party of the first part's name in the Warranty Deed of record at Instrument No. 20150116-0004874.

CORRECTED WARRANTY DEED

THIS INDENTURE made and entered into this 23 day of January, 2015, by and between Daniel M Toporoski, a married man, party of the first part, and Mohammad S Yosuf and Hamaira L Yosuf, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 1 on the Plan of Bess Estates, Section 1, of record in Book 4460, Page 154, Register's Office for said County.

Said Lot No. 1, which is a corner lot, fronts 100.34 feet on the southerly margin of Tusculum Road and fronts 61.55 feet on the westerly margin of Robert Yoest Drive, said frontages being joined by a curve having a length of 38.79 feet, and extends back 110.00 feet on the southerly line and 82.61 feet on the westerly line to a point of intersection.

Being all or part of the same property conveyed to Daniel M. Toporoski by virtue of that certain Warranty Deed dated June 22, 1982, at Book 5905, Page 338 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has been used for investment purposes only and never as his primary residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Daniel M Toporoski 1/23/15

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On January 23, 2015 before me, Juliette Diane Hoffman, Notary Public
(insert name and title of the officer)

personally appeared Daniel M Toporski,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

JULIETTE DIANE HOFFMAN
Commission # 2014031
Notary Public - California
San Diego County
My Comm. Expires Mar 22, 2017

WITNESS my hand and official seal.

Signature Juliette Diane Hoffman (Seal)

Property Owner & Address: Mohammad S Yosuf and Hamaira L Yosuf
6464 Sunny wood Dr, Nashville, TN 37211

Tax Parcel No 162-06-0-317

Property Address: 133 Robert Yoest Drive
Antioch, TN 37013

MAIL TAX
BILLS TO: Owners at owner's address
(6464 Sunny wood Drive
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $90,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Gail Hudson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of January, 2015.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, 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.

Gail Hudson

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18.