Davidson County	DEEDWARR
Recvd: 06/15/17 10:39	3 pgs
Fees:17.00 Taxes:0.00	
20170615-0060115	

Prepared by:
Realty Title & Escrow Company, Inc.
511 Maryland Way, Ste. 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2017.

Notary Public
My commission expires:

HILLARY PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Exp. April 8, 2020

07-1702-86602

Address of New Owner:	Send Tax Bills to:	Tax Information
Mina Beshay	SWBC Mortgage	174-01-0-A-125.00-CO
1117 Silvermoon Drive	9311 San Pedro Ave, Ste. 100	
Cane Ridge, TN 37013	San Antonio, TX 78216	

WARRANTY DEED OF CORRECTION

(Regarding Warranty Deed of record in Instrument No. 20170425-0040453, R.O.D.C., TN)

WITNESSETH:

WHEREAS, by Warranty Deed of record in Instrument No. 20170425-0040453, Register's Office for Davidson County, Tennessee, Joanne Pascal, an unmarried woman, conveyed to Mina Besbay, an unmarried woman, land in Davidson County, Tennessee, as further described in said Warranty Deed to which reference is hereby made for a more complete description;

WHEREAS, said Warranty Deed misspells the Grantee's name, provides the wrong gender and marital status for the Grantee, and fails to include Marline Abdelgaber as an additional Grantee; and

WHEREAS, Grantor and Grantee are in agreement that the aforesaid errors need to be corrected;

WHEREFORE, for and in consideration of the foregoing premises and the mutual benefit to the parties hereto, the parties enter into this instrument so as to correct the aforementioned errors and effect the originally intended sale and acquisition for the monetary consideration previously tendered to and accepted by Grantor, as follows:

Joanne Pascal, an unmarried woman, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Mina Beshay and Marline Abdelgaber, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 107, on the Plan of Rivendell Woods Subdivision, Phase Two - Section One, of record in Instrument No. 20100525-0040359, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joanne Pascal, an unmarried woman by deed from Ole South Properties, Inc., a Tennessee corporation, dated July 30, 2012, recorded August 2, 2012, of record in Instrument No. 20120802-0068172, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1117 Silvermoon Drive, Cane Ridge, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 12th day of June, 2017.

Joanne Pascal

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joanne Pascal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2017.

Hillary A. Pate
Notary Public

My commission expires: 04/06/2020

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON HILLARY A. PATE

My Comm. Expires Apr 6, 2020

Mina Beshay hereby joins in the execution of this Warranty Deed of Correction for the express purpose of signifying his approval of this corrective deed and creating an estate by the entireties pursuant to the provisions of T.C.A. Section 66-1-109.

WITNESS my hand this 26th day of May, 2017.

Mina Beshay

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mina Beshay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 2017.

Laurie Damewood
Notary Public

My commission expires: 3/10/21

LAURIE DAMEWOOD NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

True Copy Certification

I, JUSTIN HALL 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.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, HILLARY A. PATE, a notary public for this county and state, JUSTIN K. HALL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Comm. Expires April 6, 2020

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 04/06/2020

{Notary' Seal}