RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This instrument prepared by:

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Bill Garrett Davidson County
Batch# 5607 DEEDQC
09/28/2017 11:13:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20170928-0099353

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed dated May 15, 2015, recorded as Instrument No. 20150519-0045878 in the Register's Office for Davidson County, Tennessee, **CHESNUT ENTERPRISES, LLC** (hereinafter "Grantor"), conveyed certain real property in Davidson County, Tennessee, to **DAVID M. MANSOURI, A SINGLE MAN,** (hereinafter "Grantee"),

WHEREAS by inadvertence and mutual mistake, said Warranty Deed contained an error in the legal description of the property intended to be conveyed . The property described in said Warranty Deed is as follows:

Property situated in Davidson County, Tennessee:

Unit **B of the Cottages at Cahal, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages at Cahal, a Horizontal Property Regime with Private Elements of record as Instrument No. 20131204-0123410 as amended in Instrument No. 20131218-0127941, and amended in Instrument No. 20150128-0008125, all recorded in the Register's Office for Davidson County, Tennessee, to which document and amendments reference is hereby made for a more particular description of said property.**

Being a portion of the same property conveyed to Chesnut Enterprises, LLC by Warranty Deed from JGLAC, GP, of record as Instrument No. 20131126-0121167, Register's Office for Davidson County, Tennessee, dated 11/14/2013 and recorded 11/26/2013.

Property was further described in said Warranty Deed as improved property known as 1106 Cahal Avenue, Nashville, TN 37206.

WHEREAS, the herein Grantor and the Grantee have agreed to correct said error:

NOW THEREFORE, the herein **Grantor** for the purpose of correcting said error in the legal description, and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto **Grantee,** his heirs and/or assigns, any and all interest in a certain tract or parcel of land in **DAVIDSON COUNTY, TENNESSEE,** described as follows:

Lying and being in **DAVIDSON COUNTY, TENNESSEE,** and being more particularly described as follows:

Unit **E of the Cottages at Cahal, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages at Cahal, a Horizontal Property Regime with Private Elements of record as Instrument No. 20131204-0123410 as amended in Instrument No. 20131218-0127941, and amended in Instrument No. 20150128-0008125, all recorded in the Register's Office for Davidson County, Tennessee, to which document and amendments reference is hereby made for a more particular description of said property.**

Being a portion of the same property conveyed to Chesnut Enterprises, LLC by Warranty Deed from JGLAC, GP, of record as Instrument No. 20131126-0121167, Register's Office for Davidson County, Tennessee, dated 11/14/2013 and recorded 11/26/2013.

Property is further described as improved property known as 1106 Cahal Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real property, together with all the privileges and appurtenances thereunto belonging to the said **Grantee,** his heirs and/or 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 said Warranty Deed of record as Instrument No. 20150519-0045878, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the parties have executed this instrument as of this 13th day of September, 2017.

GRANTOR:

CHESNUT ENTERPRIES, LLC

By: Michelle Chesnut

Title: MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority of the State and County aforesaid, personally appeared Michelle Chesnut, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself (himself, herself) to be the Member of **CHESNUT ENTERPRISES, LLC,** a Limited Liability Company, and that She (he,she) as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by herself (himself,herself) in her (his,her) official capacity.

Witness my hand and official seal at office at Brentwood (city), Tennessee (state), this 13th day of September, 2017.

My commission expires: 9-10-2018

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $0.

Affiant

Sworn to and subscribed before
Me this 13th day of Septemer, 2017.

Notary Public

My commission expires: 9-10-2018

GRANTEE:

David M. Mansouri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, DAVID M. MANSOURI, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Goodlettsville (city), Tennessee, this the 25th day of September, 2017.

My commission expires: 1/29/2020

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER