This Instrument Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

Send Tax Bills To:
NEW OWNER

New Owner is:
David S. Ragheb and Ahdy Thomas
708 Sedgwick Place
Franklin, TN 37067

Map and Parcel
107-05-0A-136.00CO

Bill Garrett Davidson County
Batch# 44212 AFFIDAVIT
01/04/2018 09:51:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180104-0001238

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 4th day of January, 2018.

CAROL L BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

My commission expires: 3/31/21

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DEED OF CORRECTION

"GENERAL WARRANTY DEED"

WHEREAS, on November 21, 2017, Tennessee Title Services, LLC, prepared a Special Warranty Deed, by and between Farokh Fani, married, ("GRANTOR") and David S. Ragheb, as to a one-half undivided interest, and Ahdy Thomas, as to a one-half undivided interest, as tenants in common, ("GRANTEES") conveying the within described property, which has previously been executed and put of record in Book Instrument No. 20171129-0121804, in the Register's Office for Davidson County, Tennessee, and

WHEREAS, inadvertently and unintentionally, the deed prepared by Tennessee Title Services, LLC, was a "Special Warranty Deed" and should have been a "General Warranty Deed", conveying said property.

NOW, THEREFORE, I, Taylor Grills, Attorney-at-Law, licensed to practice law in the State of Tennessee, have prepared this "Deed of Correction" for the purpose of correcting this conveyance by "General Warranty Deed", conveying the property described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 136 on the Plan of Five Oaks, formerly The Meadows, a Planned Unit Development, as shown by plat appearing of record in Plat Book 5200, Page

355, as amended in Book 5784, Page 521, of the Register's Office of Davidson County, Tennessee, as which plan reference is hereby made for complete details of said unit.

Being the same property conveyed to Farokh Fani by Quitclaim Deed from Nour Dine Abidi of record in Instrument No. 20140416-0031781 Register's Office for Davidson County, Tennessee, dated April 16, 2014 and recorded on April 16, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 136 Five Oaks Drive, Nashville, TN 37217.

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 and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, 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 2nd day of January, 2018.

Tennessee Title Services, LLC

By: _____
Taylor Grills, Attorney
BPR# 036030

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Taylor Grills, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of January, 2018.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

_____
Notary Public

My Commission Expires: 3/31/21