STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Bill Garrett Davidson County
Batch# 72646 DEEDWARR
03/23/2018 11:35:44 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20180323-0027539

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

By:

Subscribed and sworn to before me on this 22 day of February, 2018.

Notary Public
My Commission Expires:

This Instrument Was Prepared By:
Mary Margo Turner, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, TN 37212

| Address of New Owner: | Send Tax Bills to: | Map-Parcel: |
|---|---|---|
| Manas Groups, LLC<br>1308 Murfreesboro Rd.<br>Franklin, TN 37064 | same | 09500004300 |

**DEED OF CORRECTION**

WHEREAS, a General Warranty Deed conveying the within described property to Manas Groups, LLC, a Tennessee limited liability company, has previously been executed and put of record in Instrument No. 20180119-0005940, Register's Office of Davidson County, and

WHEREAS, the said General Warranty Deed was deficient or contained errors in the LEGAL DESCRIPTION. WHEREAS, the purpose of this Deed of Correction is to provide the complete LEGAL DESCRIPTION, pursuant to the agreement between the Grantor and Grantee, as provided herein, by revising the LEGAL DESCRIPTION as described below.

NOW, THEREFORE, For in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, James H. Hudson and Virginia Sue Hudson, Trustees of the Hudson Family Revocable Living Trust, hereinafter called the Grantors, have bargained and sold, and by these presents, transferred, and conveyed unto Manas Groups, LLC, a Tennessee limited liability company, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

LEGAL DESCRIPTION

Beginning at a Concrete Monument in the southerly right of way of Elm Hill Pike, said point being the northwest corner of the herein described tract and the northeast corner of the U.S. Postal Service property as described in Deed Book 5944 Page 704 RODC;

Thence, with said right of way, being a curve to the right, having a Delta angle of 24 degrees 51 minutes 54 seconds, a Radius of 914.93 feet, an Arc Length of 397.06 feet, a Chord Bearing of South 59 degrees 27 minutes 36 seconds East and a Chord Length of 393.95 feet to an iron rod at the northwest corner of the Thomas Nelson property as described in Deed Book 4926 Page 616 RODC;

Thence, leaving said right of way, with Nelson, South 42 degrees 41 minutes 06 seconds West, 7.20 feet to an iron rod;

Thence, with a curve to the left, having a Delta angle of 39 degrees 29 minutes 04 seconds, a Radius of 150.00 feet, an Arc Length of 103.37 feet, a Chord Bearing of South 25 degrees 36 minutes 46 seconds West and a Chord Length of 101.343 feet to an iron rod;

Thence, South 05 degrees 52 minutes 14 seconds West, 93.00 feet to an iron rod at the northeast corner of the Park N Fly property as described in Deed Book 20170216-0015924 RODC;

Thence, with Park N Fly, South 86 degrees 52 minutes 33 seconds West, 287.36 feet to an iron rod;

Thence, South 03 degrees 34 minutes 08 seconds West, 28.92 feet to an iron rod;

Thence, South 86 degrees 35 minutes 02 seconds West, 20.14 feet to an iron rod in the east line of the U.S. Postal Service;

Thence, with USPS, North 03 degrees 38 minutes 52 seconds East, 435.97 feet to the point of beginning and containing 103,769 square feet or 2.382 acres.

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, its heirs and assigns, forever.

The Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantors do further covenant and bind themselves and their heirs, agents and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

(SIGNATURES ON THE FOLLOWING PAGE)

Witness our hands this 2 day of ~~February~~ March, 2018.

GRANTOR:
THE HUDSON FAMILY REVOCABLE
LIVING TRUST

James H. Hudson
James H. Hudson, Co-Trustee

Virginia Sue Hudson
Virginia Sue Hudson, Co-Trustee

GRANTEE:
MANAS GROUPS, LLC, a Tennessee
limited liability company

By: Nishith Jobalia
Title: Member

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, James H. Hudson, Trustee of the Hudson Family Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he as Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 2 day of ~~February~~ March, 2018.

TERESA L. PITTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Notary Public
My commission expires: 7/26/21

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Virginia Sue Hudson, Trustee of the Hudson Family Revocable LivingTrust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she as Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 2 day of ~~February~~ March, 2018.

Notary Public
My commission expires: 7/26/21

TERESA L. PITTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Nishith Jobalia, Member of Manas Groups, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, as Member, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of ~~February~~ March, 2018.

Notary Public
My commission expires:

BETTINA ZENGOTITA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 3, 2021