Prepared by:
Pinnacle & Title Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218

Davidson County DEEDWARR
Recvd: 12/27/05 13:58 3 pgs
Fees:17.00 Taxes:0.00
20051227-0154103

State of Tennessee

County of Davidson

Scrivener's Affidavit
(Re: Warranty Deed of record in Instrument No. 20050715-0082673, Register's Office for Davidson County, Tennessee.)

Comes now, Rachel L. Bell, and states on oath:

1. That she is the Vice-President of Pinnacle Title & Escrow, LLC:
2. That a certain Warranty Deed was prepared by Pinnacle Title & Escrow, LLC dated June 28, 2005;
3. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20050715-0082673 on July 15, 2005;
4. That the Notary Acknowledgment was incorrectly prepared by Pinnacle Title & Escrow, LLC and therefore executed by the Notary, Rachel L. Bell incorrectly. The Notary acknowledgment is hereby amended as follows:

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, Sarah E. Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument.

Witness my hand and official seal this 14 day of December, 2005.

RACHEL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

Notary Public

MY COMMISSION EXPIRES:
May 23, 2009

5. That this affidavit is made of my personal knowledge and given to correct and explain the above-described errors.

In witness whereof, this affidavit is executed this the 14 day of December, 2005.

Affiant
Pinnacle Title & Escrow, LLC
By: Dwayne L. Bell, President

Personally appeared before me, the undersigned, a notary public in and for said County and State the within named Dwayne L. Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the President of Pinnacle Title & Escrow, LLC, the within named bargainor, a Limited Liability Company, and that as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as President.

Witness my hand and seal at Nashville, Tennessee this 14 day of December, 2005.

Notary Public

My Commission Expires: 6-8-2009

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 8, 2009

50004

WARRANTY DEED

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

Davidson County DEEDWARR
Recvd: 07/15/05 16:12 1 pgs
Fees:13.00 Taxes:371.85

20050715-0082673

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00

Karen L. Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2005.

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: May 23, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen L. Bryant	Karen L. Bryant	Map 59-05-0Parcel 108.00
(NAME) 3017 Buena View Blvd.	(NAME) 3017 Buena View Blvd.	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sarah E Garrett*, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen L Bryant*, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 16 on the Plan of Buena Vista Estates, Section II, as of record in Plat Book 3842, Page 257, Register's Office for Davidson County.

Said Lot No. 16 fronts 80.0 feet on the southerly side of Buena View Boulevard and extends back between lines 153.9 feet on the east line and 157.9 feet on the west line to a deed line in the rear, measuring 85.3 feet thereon.

Being the same property conveyed to John Garrett, III, and wife, Sarah E. Garrett, by Corporate Warranty Deed from Imperial Corporation, filed of record on January 6, 1971 in Book 4471, Page 887, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3017 Buena View Blvd., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 28th day of June, 2005.

Sarah E. Garrett

STATE OF Tennessee
COUNTY OF Davidson

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: MY COMMISSION EXPIRES: May 23, 2009

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public