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

Davidson County DEEDWARR
Recvd: 12/27/05 14:00 3 pgs
Fees:17.00 Taxes:0.00
20051227-0154106

State of Tennessee

County of Davidson

Scrivener's Affidavit
(Re: Warranty Deed of record in Instrument No. 20050715-0082671, 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 July 13, 2005;
3. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20050715-0082671on July 15, 2005;
4. That the Notary Acknowledgment was incorrectly prepared by Pinnacle Title & Escrow, LLC and therefore executed by the Notary, Dwayne 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, David Jones, 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.

My Commission Expires: MY COMMISSION EXPIRES March 22, 2008

Dwayne L. Bell
Notary Public

DWAYNE L. BELL, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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: Rachel L. Bell, Vice-President

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

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

Notary Public

My Commission Expires: 6-8-09

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

My Commission Expires JUNE 8, 2009

50008

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/05 16:10 2 pgs
Fees:13.00 Taxes:233.10
[redacted]
20050715-0082671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DWAYNE L. BELL SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 22, 2008

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
Lionel Green Jr.	USAA Federal Savings Bank	Map 81-6Parcel 264
(NAME)	(NAME)	
2010 26th Ave. N	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Anotonio, TX 63304	
(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, Dr. David Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lionel Green Jr., 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 2010 26th Ave. N, Nashville, TN 37208

(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 13th day of July, 2005.

Dr. David Jones

DWAYNE L. BELL SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 13th day of July, 2005.

Commission expires:

MY COMMISSION EXPIRES:
March 22, 2008

Dwayne L. Bell — Notary Public