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

Davidson County DEEDWARR
Recvd: 12/27/05 14:01 4 pgs
Fees:22.00 Taxes:0.00
20051227-0154107

State of Tennessee

County of Davidson

Scrivener's Affidavit
(Re: Warranty Deed of record in Instrument No. 20051031-0131383, 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 October 20, 2005;
3. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20051031-0131383, on October 31, 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, Miguel Trueba, 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 15 day of December, 2005.

RACHEL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

Notary Public

MY COMMISSION EXPIRES:
May 22, 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 15 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 _____ 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

WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2005.

Notary Public

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2009 Buena Vista, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel Trueba	Suntrust Mortgage, Inc.	84-1/95
(NAME)	(NAME)	
848 Rose Park Dr.	201 4th Ave. N. 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37219	
(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, James Reese, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miguel Trueba and Michelle Trueba, 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 848 Rose Park Dr., Nashville, TN 37206
(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 20th day of October, 2005.

X James Reese
James Reese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 20th day of October, 2005.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Davidson County DEEDWARR
Recvd: 10/31/05 14:28 2 pgs
Fees:13.00 Taxes:551.30

[redacted]
20051031-0131383

EXHIBIT A

Being Lot No. 61 on the Plan of Rose Estates, as of record in Book 3600, Page 37, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Reese by Warranty Deed from East End, Inc. filed on August 16, 2004 in Instrument No. 20050816-0097091, Register's Office for Davidson County, Tennessee.

This is improved property known as 848 Rose Park Drive, Nashville, Tennessee, 37206.

Taxes for the year 2005 have been prorated and assumed by the Grantee(s); any and all matters on the Plan of record in Plat Book 3600, Page 37; Restrictive Covenants of record in Book 3676, Page 361; and any and all easements, setback lines, restrictions, right of ways, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.