SCRIVENER'S AFFIDAVIT

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, STE 220
NASHVILLE, TN 37215-2860
(615) 345-0025
(615) 320-3280 (FAX)

MAP/PARCEL
103-4-13-5

Davidson County AFFIDAVIT
Recvd: 03/28/07 13:53 4 pg
Fees:22.00 Taxes:0.00
20070328-0037157

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Comes now Michael J. Philbin, a licensed attorney in the State of Tennessee whose address is 2021 Richard Jones Road, Suite 220, Nashville, TN 37215 and would state as follows:

On the 17th day of November, 2007, an employee of Lawyer's Escrow Service, Inc. prepared the legal description that was included in the legal description of the Warranty Deed referred to below. One of this employee's duties was to insert the correct lot number in the legal description.

Recorded as Instrument No. 20061128-0146825, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed that was executed by Brady E. Martin and Catherine S. Martin, husband and wife, as Grantors, to Polly Schlitz, Grantee. The description that appears in this Warranty Deed is set forth as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of West End Annex of record in Book 6200, page 246 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

The foregoing description contains a scrivener's error in that the correct Lot Number that should have been inserted in the legal description is 2 not 3. This error was inadvertent and unintentional. The proper legal description that should appear in the aforesaid Warranty Deed, is as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of West End Annex of record in Book 6200, page 246 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

This Affidavit is made of my personal knowledge for the purpose of correcting the error described above.

EXECUTED this 27th day of March, 2007.

Affiant

Michael J. Philbin, Affiant

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Michael J. Philbin who made oath that he has read the foregoing Affidavit and the things and matters contained therein are true and correct to the best of his knowledge, information and belief. The Affiant further acknowledged that he executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 27th day of March, 2007.

My Commission Expires: 3-27-09

LAURA B RINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

LES/Closing/Schlitz Scriveners Affidavit.doc

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires JULY 21 2007

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Polly Schlitz	**Provident Funding Associates, LP**	**103-4-135**
(NAME)	(NAME)	
145 42nd Avenue North	**P.O. Box 5914**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Santa Rosa, CA 95402**	
(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, **Brady E. Martin and spouse, Catherine S. Martin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Polly Schlitz**, 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. 3 on the Plan of Resubdivision of West End Annex of record in Book 6200, page 246 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brady E. Martin and spouse, Catherine S. Martin by deed dated November 18, 2005 from Paul A. Picelli, unmarried of record in Instrument No. 20051128-0142993, Register's Office for Davidson County, Tennessee.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **145 42nd Avenue North, Nashville, TN 37209**

(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 our hands this 17th day of November, 2006.

Brady E. Martin

Catherine S. Martin

This deed is being rerecorded to correct an inadvertant error in the description. The lot number that should have been inserted in the legal description is Lot 2 not Lot 3. See attached Scriviner's Affidavit.

Davidson County DEEDWARR
Recvd: 11/28/06 14:19 2 pgs
Fees:13.00 Taxes:1017.50

[redacted]
20061128-0146825

F
C.A.
12/07

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brady E. Martin and spouse, Catherine S. Martin, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17TH DAY OF NOVEMBER, 2006.

Commission expires:

Notary Public



My Commission Expires JULY 21, 2007