BILL GARRETT, Davidson County
Trans:T20090084951 AFFIDAVIT
Recvd: 12/17/09 09:52 4 pgs
Fees:22.00 Taxes:0.00
20091217-0114814

SCRIVENER'S AFFIDAVIT

68994-MC

STATE OF KENTUCKY)
COUNTY OF _Jefferson _____)

Comes now JASON A. KRON, who is over eighteen (18) years of age and whose address is 1717 Alliant Avenue, Suite 5, Louisville, KY 40299_ and would state as follows:

On the 9th day of December, 2008, an employee of _Heritage Title Services, LLC_ prepared the below described Warranty Deed. One of their duties was to input the name of the Party of the Second (buyer) for the Deed, Adrienne Newman Lippard, a married woman, conveying property from David Webber, Party of the First (seller), of record as Instrument Number 20081210-0119223, in the Register's Office for Davidson County, Tennessee.

Through employee error the wrong spelling of the Party of the Second's name was attached to the warranty deed. This error was unintentional. The Correct name should read ADRIENNE NEWMAN LIPPARD (and not as originally recorded Adrianne Newman Lippard).

This Affidavit is made of my personal knowledge to correct the error above described.

Executed this 16 day of December, 2009.

Jason A Kron Esq
(Affiant) JASON A. KRON

OATH AND ACKNOWLEDGEMENT

Personally appeared before me the within named JASON A KRON who made oath that he/she has read the foregoing Scrivener's Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he/she executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 16 day of December, 2009.

JAMES WOOD

Notary Public

Notary Printed Name
JAMES WOOD

My Commission Expires: 5-27-2015



This instrument prepared by

Jason A. Kron ESQ
HERITAGE TITLE SERIES, LLC
1717 ALLIANT AVE. SUITE 5 LOUISVILLE, KY 40299

Dav. Co. File Box 8

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Davidson County DEEDUPRR
Recvd: 12/10/08 13:58 2 pgs
Fees:13.00 Taxes:347.88
[redacted]
20081210-0119223

Address New Owner(s)
Adrianne Newman Lippard
2313 Foster Ave
Nashville, Tennessee 37210

Send Tax Bills To:
2313 Foster Avenue
Nashville, TN 37210
Nashville, TN 37210

Map & Parcel Nos.:
119 01 0 474.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of December, 2008, by and between David Webber, party of the first part, and Adrianne Newman Lippard, a married woman, party of the second part. Adrienne

WITNESSETH: That for and in consideration of NINETY FOUR THOUSAND AND 00/100 DOLLARS ($94,000.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Tract No. 1:

Being all of Lot No. 27, on the Plan of Overhill City and W.H. Fox Subdivision of Blocks 21, as of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Said Lot No. 27 fronts 56 feet on the westerly side of Foster Avenue and extends back between parallel lines with the southerly margin of Valeria Street, 150 feet to an alley.

Tract No. 2:

Being the northerly one-half of Lot 26, Block 21, on the Plan of Overhill City and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries Subdivision of record in Book 332, Page 21, said Register's Office.

Being the same property conveyed to David Webber from Music City Investments, LLC by deed dated March 10, 2008, of record in Instrument # 20080411-0036836 in the records for Davidson County, TN Being the same property PREVIOUSLY conveyed to Music City Investments, LLC from Katonyia Kirby aka Katonyia Fernandez by deed dated March 10, 2008, of record in Instrument No.20080411-0036835 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Katonyia D. Kirby, an unmarried person, from Grayland Jackson and Dwight Beard, by Warranty Deed dated May 23, 2005, of record in Instrument No. 20050629-0074853, Register's Office for Davidson County, Tennessee.

****This conveyence warrants that the property herein does not constitute the homestead, domicile or principal residence of the grantor. It is an investment property.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

David Webber

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Webber** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

Witness my hand and Notorial Seal at office this **9th day of December, 2008.**

My commission expires: 3/29/13

Notary Public

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MARCH 29, 13

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$94,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **9th day of December, 2008.**

PROPERTY ADDRESS:
2313 Foster Avenue
Nashville, TN 37210

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MARCH 29, 13