Prepared By:
Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

Please Record & Return to:
Signature Title Services, LLC
4711 Trousdale Dr. Ste 120
Nashville TN 37220

SCRIVENER'S AFFIDAVIT

(Reference Warranty Deed of record in Instrument No. 20100510-0035397, in the Register's Office of Davidson County, Tennessee)

Comes now that I, **Michelle Crawford** having a business address of 4711 Trousdale Dr. Suite 120, Nashville TN, 37220 states on oath:

1.) That I, Michelle Crawford, prepared a certain Warranty Deed referenced above;

2.) Said Property having an address of 2927 Berry Hill Drive, Nashville TN 37204;

3.) Having a legal description of:

BILL GARRETT, Davidson County
Trans:T20110006425 AFFIDAVIT
Recvd: 02/01/11 12:02 3 pgs
Fees:17.00 Taxes:0.00
20110201-0008880

Land in Davidson County, Tennessee, being Lot 284, SECTION II, JOYWOOD HEIGHTS, as shown on plat of record in Plat Book 1130, Page 92 and 93, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rosemary J. Brown, a single woman by Warranty Deed from Morris W. Estes and The Estate of Horace D. Estes, recorded on the 17th day of August, 2000 in Instrument No. 200008170081416, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John T. Cook, married by Warranty Deed from Rosemary J. Brown, a single woman as recorded on the 10th day of May, 2010 in Instrument No. 20100510-0035397, in the Register's Office of Davidson County, Tennessee.

4.) That said document was originally recorded with the Register's Office of Davidson County, Tennessee and is attached here as EXHIBIT A;

5.) That the actual consideration amount was incorrectly listed as $58,250.00;

6.) That the correct actual consideration amount should read as $35,000.00;

7.) That this affidavit is given to correct and explain the errors and to assist the present owner, as well as all future owners, lenders, title examiners, and insurers.

Michelle Crawford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, Michelle Crawford, 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 purpose therein contained.

Witness my hand and seal at Nashville, TN, this ____ day of January, 2011.

_____
Notary Public

My Commission Expires:

Exhibit "A"

BILL GARRETT, Davidson County Trans:T20100027745 DEEDUARR Recvd: 05/10/10 09:27 2 pgs Fees:13.00 Taxes:215.53 [redacted] 20100510-0035397	STATE OF TENNESSEE COUNTY OF The actual consideration or value, whichever is greater, for this transfer is $58,250.00 Affiant Subscribed and sworn to before me, this 5th day of May, 2010. Notary Public My commission expires: 3/7/2011

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John T. Cook	John T. Cook	60-16-102.00
2927 Berry Hill Drive	2927 Berry Hill Drive	
Nashville, TN 37204	Nashville, TN 37204	

FOR AND IN 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 ACKNOWLEDGE, WE.

Rosemary J. Brown, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John T. Cook, married
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 284, SECTION 2, JOYWOOD HEIGHTS, as shown on plat of record in Plat Book 1130, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rosemary J. Brown, a single woman by Warranty Deed from Morris W. Estes and The Estate of Horace D. Estes, recorded on the 17th day of August, 2000 in Instrument No. 20000817008141B, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 1130, Page 92-93, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 155 Dellway Drive, Nashville, TN 37207.

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 in 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/our hand(s) this 5th day of May, 2010.

Rosemary J. Brown

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Rosemary J. Brown, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2010.

Notary Public

My Commission Expires: 8/20/2013

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013