AFTER RECORDATION, RETURN TO:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
1000 CORPORATE CENTRE DRIVE, SUITE 125
FRANKLIN, TN 37067

BILL GARRETT, Davidson County
Trans:T20120006843 DEEDWARR
Recvd: 01/30/12 09:44 2 pgs
Fees:13.00 Taxes:2.59
20120130-0008127

PREPARED BY:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
1000 CORPORATE CENTRE DRIVE, SUITE 125
FRANKLIN, TN 37067

AFFIDAVIT OF SCRIVENER'S ERROR

Before me, the undersigned attesting officer, came Trey Cain (the "Affiant"), who being sworn, duly deposes as follows:

1. **Tennessee Title and Escrow Affiliates, LLC was the closing agent for a transaction involving the property described as 1417 Montgomery Avenue, Nashville, Tennessee 37207.**

2. **In conjunction with the above closing, Trey Cain prepared the Warranty Deed which was recorded on December 30, 2011 at Instrument #20111230-0102192, Register's Office for Davidson County, Tennessee, on which the consideration for the transfer was inadvertently stated to be $21,500.00. The consideration for transfer should have been stated to be $22,200.00.**

3. **This Affidavit of Scrivener's Error is being prepared and recorded in order to correct the consideration for the transfer on the Warranty Deed so as to provide notice that the consideration for the transfer is and was $22,200.00.**

4. **The check tendered to the Register's Office for transfer taxes and recording fees was in the amount of $100.14, which amount was sufficient to pay the taxes and recording fees for a transfer of real property in the amount of $22,200.00 and the recording of a two-page Warranty Deed. Therefore, the**

appropriate amount for transfer taxes and recording fees were paid in conjunction with the recording of the Warranty Deed referenced above and this Affidavit of Scrivener's error is the only correction needed to correct aforementioned the error.

5. **The purpose of this affidavit is to put all parties on notice of the above-described error and to correct the same.**

6. **Affiant is aware that this Affidavit will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.**

Tennessee Title & Escrow Affiliates, LLC

By: _____
Trey Cain
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the president (or other officer authorized to execute the instrument) of Tennessee Title & Escrow Affiliates, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as president (or other authorized officer).

Witness my hand, at office, this Friday, January 27, 2012.

_____
Notary Public

My commission expires: 10-20-2013

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON