BILL GARRETT, Davidson County
Trans:T20120053963 AFFIDAVIT
Recvd: 07/23/12 14:15 4 pgs
Fees:22.00 Taxes:0.00
20120723-0064588

This Instrument prepared by
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, TN 37210

SCRIVENER'S AFFIDAVIT TO CORRECT QUITCLAIM DEED

WHEREAS, on November 21, 2008, Ila Bell Garton (King), as grantor, executed a Quitclaim Deed conveying all her rights, title, life estate, and interest in and to real property located at 820 Barrington Place Drive, Brentwood, TN 37027 to the Ila Bell Garton Revocable Living Trust; and

WHEREAS, this Quitclaim Deed dated November 21, 2008, was recorded on November 26, 2008, in Instrument No. 20081126-0115699, Register's Office for Davidson County, Tennessee; and

WHEREAS, subsequent to the recordation of the Quitclaim Deed, the grantor, Ila Bell Garton married and the Trust was modified and amended to reflect the grantor's married name, ie The Ila Bell Garton King Revocable Living Trust; and

WHEREAS, the recorded Quitclaim Deed on its face now contains a scrivener's error in the first paragraph of the Quitclaim Deed describing the conveyance to the grantee as the Ila Bell Garton Revocable Living Trust. The Trust has now been modified and amended by the grantor and is presently entitled The Ila Bell Garton King Revocable Living Trust; and

WHEREAS, the first paragraph of the recorded Quitclaim Deed contains the wrong language which describes the Ila Bell Garton King Revocable Living Trust; and

WHEREAS, Ila Bell Garton King's intent was to convey all her rights, title, life estate, and interest in and to her real property located at 820 Barrington Place Drive, Brentwood, TN 37027 to Ila Bell Garton King, Trustee of the Ila Bell Garton King Revocable Living Trust; and

WHEREAS, it is the intent of the preparer of this Quitclaim Deed recorded in Instrument No., 20081126-0115699, Register's Office for Davidson County, Tennessee, to correct and fully implement the intent of the grantor, Ila Bell Garton King, in this conveyance to her Living Trust; and

NOW THEREFORE, the scrivener's error containing the erroneous language of the Quitclaim Deed of record in Instrument No. 20081126-0115699, Register's Office for Davidson County, Tennessee, which incorrectly describes the name of the trust and the name of the trustee in the first paragraph of said instrument shall be fully corrected as follows:

"For and in consideration of the sum of Ten Dollars and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Ila Bell Garton King, hereinafter called Grantor, has bargained and sold and by these presents do hereby quitclaim and convey to Ila Bell Garton King, Trustee of the Ila Bell Garton King Revocable

Living Trust, all of my rights, title, life estate, and interest in and to the following described tract of land, to-wit"

The descriptions, words, and all other terms of the Quitclaim Deed recorded in Instrument No. 20081126-0115699, shall remain the same without modification and of the same legal effect.

A copy of said Quitclaim Deed being corrected is attached as Exhibit A hereto.

Witness my hand and signature on this document on this the 19th day of July, 2012.

Mark A. Ellmore
Attorney at Law

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 Mark A. Ellmore, Attorney at Law, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2012.

My commission expires: 5/2/2016 Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

This Instrument Prepared By:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, TN 37210

Davidson County OEEDQC
Recvd: 11/26/08 09:19 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20081126-0115699

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ila Bell Garton** hereinafter called Grantor, has bargained and sold and by these presents do hereby quitclaim and convey to the **Ila Bell Garton Revocable Living Trust**, all of my rights, title, life estate and interest in and to the following described tract of land to wit.

BEING Lot No. 11 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Descriptin is the same as the previous deed of record.

BEING part of the same property conveyed to Ila Bell Garton, by Special Warranty Deed from Newmark Homes, LP, a Texas limited partnership ,of record in Instrument No. 20060630-0078301, Register's Office for Davidson County, Tennessee.

This improved property is known as **820 Barrington Pl. Dr., Brentwood, TN 37027.**

This Instrument was prepared by information provided by the Grantor. No new title search was done..

This instrument is subject to any and all existing restrictions, easements, and building setback lines of record.

The above reference property is the primary residence of the Grantor.

WITNESS my hand and seal on this 21st day of November 2008.

Ila Bell Garton

Ila Bell Garton, Grantor

"EXHIBIT A"

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 **Ila Bell Garton**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the bargainor, who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 21st day of November 2008.

ELIZABETH G. CHRISTMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires

My Commission Expires SEPT. 19, 2009

Elizabeth G. Christmas
Notary Public

NAME AND ADDRESS OF NEW OWNER	SEND PROPERTY TAX STATEMENT TO:	MAP & PARCEL NO.
Ila Bell Garton . Revocable Living Trust 820 Barrington Pl. Dr. Brentwood, TN 37027	Same	171-4-C-11-CO