47819

BILL GARRETT, Davidson County
Trans:T20120072920 AFFIDAVIT
Recvd: 09/27/12 09:21 2 pgs
Fees:12.00 Taxes:0.00
20120927-0087915

State of Tennessee
County of Williamson

Scrivener's Affidavit of Preparation of Warranty Deed
(of record in Instrument No. 20120827-0077139)

Comes now Realty Title & Escrow Company, Inc. ("RTEC"), by and through its authorized agent, and states on oath:

1. That RTEC prepared a certain Warranty Deed dated August 23, 2012, wherein Ilene D. Breece, was stated to be the Grantee;
2. That the derivation clause in said Warranty Deed is stated as follows:

   Being the same property conveyed to Barney E. Samples and wife, Dorothy Samples by deed from Blanche R. Coleman dated July 29, 1999 recorded August 4, 1999 of record in Book 11606, Page 137, said Register's Office.

   Being further conveyed to Barney E. Samples or Dorothy J. Samples, Trustee or Successor Trustee(S) of the Barney E. and Dorothy J. Samples Trust Dated October 13, 1998, a Revocable Living Trust subject to reservation of the Life Estate in Barney E. Samples and wife, Dorothy J. Samples by Quitclaim Deed from Barney E. Samples and wife, Dorothy J. Samples dated April 6, 2000 recorded April 26, 2000 of record in Instrument No. 20000426-0041376. Dorothy J. Samples having since died. The Estate of Dorothy J. Samples of record in Docket # 11P901 office of the Davidson County Probate Count Clark, Mary Ann Carney Executrix.

3. That the derivation clause in said Warranty Deed should have also referenced that Barney E. Samples is deceased;
4. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20120827-0077139, on August 27, 2012;
5. That RTEC is hereby with this instrument amending said Warranty Deed to correct the derivation clause so that the derivation clause reads as follows:

   Being the same property conveyed to Barney E. Samples and wife, Dorothy Samples by deed from Blanche R. Coleman dated July 29, 1999 recorded August 4, 1999 of record in Book 11606, Page 137, said Register's Office.

   Being further conveyed to Barney E. Samples or Dorothy J. Samples, Trustee or Successor Trustee(S) of the Barney E. and Dorothy J. Samples Trust Dated October 13, 1998, a Revocable Living Trust subject to reservation of the Life Estate in Barney E. Samples and wife, Dorothy J. Samples by Quitclaim Deed from Barney E. Samples and wife, Dorothy J. Samples dated April 6, 2000 recorded April 26, 2000 of record in Instrument No. 20000426-0041376. Barney E. Samples and Dorothy J. Samples having since died. The Estate of Dorothy J. Samples of record in Docket # 11P901 office of the Davidson County Probate Count Clark, Mary Ann Carney Executrix.

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

Realty Title & Escrow Company, Inc.
By:
Its: Attorney

Subscribed and sworn to before me the undersigned on this 5TH day of SEPTEMBER 2012

Karen McCalla
Notary Public
My commission expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Andrew Wiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained; and who further acknowledged that s/he Is the Attorney of Realty Title & Escrow Company, Inc. and that s/he is authorized by Realty Title & Escrow Company, Inc. to execute this instrument on its behalf by ~~her~~/himself as such Attorney.

Witness my hand and seal at Brentwood, TN, this 5th ~~day~~ of Sept. 2012.

Karen McCalla
Notary Public (notarizing above signature)
My commission expires: April 12, 2015

This instrument prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Ste. 101
Brentwood, TN 37027

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN