This instrument prepared by:
Charles Patrick Flynn
320 Seven Springs Way, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120077993 AFFIDAVIT
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Fees:12.00 Taxes:0.00
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SCRIVNER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now, Charles Patrick Flynn, who is over eighteen (18) years of age and whose address is 320 Seven Springs Way, Suite 150, Brentwood, TN. 37027, hereinafter referred to as Affiant, and on this 10th day of October, 2012, after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information, and belief.

1. That Affiant was the attorney for Title Enterprise Service Company, LLC. Title Enterprise Service Company, LLC prepared a Warranty Deed, dated May 15, 2003, which was recorded May 27, 2003, in Instrument Number 20030527-0071183, in the Register's Office for Davidson County, Tennessee, conveying a certain parcel of real estate known as 206 Stirton Road, Nashville, TN 37210, from Jaime Matehuala (Grantor) to Louise M. Garbonola (Grantee).

2. That the above mentioned Warranty Deed was recorded with an incomplete legal description of the property and incomplete derivation clause. The legal description and derivation clause recorded with said Warranty Deed is as follows:

   A certain tract or parcel of land located in County, Tennessee, described as follows, to-wit:

   Being the same property conveyed to by Deed dated, recorded, in Book, page, Register's Office for County, Tennessee.

3. That Affiant makes this affidavit for the purpose of amending the original Warranty Deed by completing the legal description and derivation clause to read as follows:

   Land in Davidson County, Tennessee being Lot No. 28 on the Plan of Cunningham Heights as of record in Book 2331, page 76, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

   Being the same property conveyed to Jaime Matehuala by Warranty Deed from Jeff L. Stateler, of record in Book 10702, page 266, Register's Office for Davidson County, Tennessee.

4. This Affidavit will serve as a correction to the aforementioned Warranty Deed.

Affiant further said not.

Affiant

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Charles Patrick Flynn, the within named bargainor, 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.

Witness my hand and official seal this 10th day of October, 2012

Cathy R. Barton
Notary Public

Commission Expires: 7/6/15

