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

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

BILL GARRETT, Davidson County
Trans:T20130014074 AFFIDAVIT
Recvd: 02/20/13 10:17 2 pgs
Fees:12.00 Taxes:0.00
20130220-0016821

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 on the 18th day of December, 2012, for a transaction involving the property located at 413 Avondale Drive, Nashville, TN 37206.**

2. **In conjunction with the above closing, Tennessee Title & Escrow Affiliates, LLC, prepared a Quitclaim Deed, recorded on December 26, 2012, in Instrument No. 20121226-0118340, in the Register's Office for Davidson County, Tennessee, which Quitclaim Deed listing the following incorrect Legal Description:**

   Land in Davidson County, Tennessee, being Lot Nos. 116, 117 and the northerly 10 feet of Lot No. 118 on the Plan of McEwen Place, of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee.

   Said lots and part of lot adjoin and front together 70 feet on the easterly side of Avondale Drive and run back between parallel lines 128 feet to an alley.

   Being the same property conveyed to Big Picture Properties, LLC by Quitclaim deed from Frank Verdun, a single man, dated November 27, 2012 in Instrument Number 20121226-0118340, said Register's Office.

   Being the same property conveyed to Frank Verdun, a single man by Warranty Deed from Franklin E. Davenport, dated May 25, 2012 in Instrument Number 20120601-0046571, said Register's Office.

3. **A Scrivener's Error was made in the preparation of the Quitclaim Deed and Legal Description such that following, correct Legal Description should have been listed on the Quitclaim Deed:**

   Land in Davidson County, Tennessee, being Lot Nos. 116, 117 and the northerly 10 feet of Lot No. 118 on the Plan of McEwen Place, of record in Plat Book 332, Page 133, and Units A and B, Avondale Drive Townhomes, A Horizontal Property Regime with Private Elements of record in Instrument No. 20121017-0095303, in the Register's Office for Davidson County, Tennessee.

   Said lots and part of lot adjoin and front together 70 feet on the easterly side of Avondale Drive and run back between parallel lines 128 feet to an alley.

   Being the same property conveyed to Big Picture Properties, LLC by Quitclaim deed from Frank Verdun, a single man, dated November 27, 2012 in Instrument Number 20121226-0118340, said Register's Office.

Being the same property conveyed to Frank Verdun, a single man by Warranty Deed from Franklin E. Davenport, dated May 25, 2012 in Instrument Number 20120601-0046571, said Register's Office.

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

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

Trey Cain

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 Monday, February 18, 2013.

Notary Public

My commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY