This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

BILL GARRETT, Davidson County
Trans:T20130016886 AFFIDAVIT
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SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Mary Frances Rudy**, hereinafter referred to as Affiant, on this **18th** day of **February 2013**, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. The Affiant is an employee of Rudy Title and Escrow, LLC, located at 2012 21st Ave S, Nashville, Tennessee 37212.

2. The Affiant prepared and notarized a Warranty Deed dated the 20th day of May 2005 and recorded the 3rd day of June, 2005 in Instrument Number **20050603-0063021, Registers' Office for Davidson County, Tennessee**, as concerns the property known as "**1307 Boscobel Street, Nashville, TN 37206**" and further described as follows:

   Land in Davidson County, Tennessee, being Lot 152, PLAN OF EAST EDGEFIELD, as shown on plat of record in Plat Book 21, Page 147, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

3. Said Warranty Deed contained clerical and typographical errors in the notary acknowledgement in that **Julie W. McCulloch**'s name was left out of said acknowledgement.

4. That Affiant makes this affidavit for the purpose of correcting the original Warranty Deed as follows:

   The notary acknowledgement should have read as follows:

   Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Reed McCulloch and Julie W. McCulloch**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties

Mary Frances Rudy
MARY FRANCES RUDY, 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, **Mary Frances Rudy**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of February 2013.

Brian D. Mitchell
Notary Public

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
January 09, 2016