BILL GARRETT, Davidson County
Trans:T20130033194 AFFIDAVIT
Recvd: 04/23/13 11:32 3 pgs
Fees:17.00 Taxes:0.00
20130423-0040221

Instrument Prepared By & Return To:
Rubin Lublin, TN PLLC
Attn: Tenise A. Cook, Esq.
3740 Davinci Court, Suite 150
Peachtree Corners, Georgia 30092

Please Cross Reference to:
Instrument No. 20030829-0126094
Davidson County, Tennessee Records

SCRIVENER'S AFFIDAVIT

STATE OF: Tennessee
COUNTY OF: Davidson

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, Deborah J. Cohen, of Cohen & Cohen, who is well known to me and said person swore under oath and stated as follows:

1. Cohen & Cohen prepared the following for recording:

   Warranty Deed from Jeffrey Reininger and wife, Melanie Reininger to Yolanda D. Matthews, dated August 28, 2003, and recorded August 29, 2003, in Instrument No. 20030829-0126094, Davidson County, Tennessee records.

2. That the above described Warranty Deed contains an error in the legal description. The legal description reads "Re-subdivision of lots....19B". The correct reference is "79B". Also, the plat reference says Plat Book 6900, Pages 324 and 325. The correct reference is Plat Book 6900, Page 325. The correct legal description is attached hereto as Exhibit "A".

3. That he/she knows that the correction of these errors to the document is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Witness my hand this 11th day of April, 2013.

Cohen & Cohen

Deborah J. Cohen

Title: Partner

ACKNOWLEDGEMENT

STATE OF:
COUNTY OF:

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah J. Cohen, with whom I personally acquainted, (or proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be a partner of Cohen & Cohen, authorized to execute the foregoing Affidavit and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit are true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of April, 2013.

My Commission Expires: 5-5-2015

Lee A. Cohen
NOTARY PUBLIC

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

"EXHIBIT A"

LAND IN THE COUNTY OF DAVIDSON, TENNESSEE, BEING LOT NO. 79B ON THE PLAN OF THE RE-SUBDIVISION OF LOTS 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 78B, 79A, **79B**, 80A, AND 80B, RIVER TRACE ESTATES, PHASE 1, SECTION 1 OF RECORD IN **PLAT BOOK 6900, PAGE 325,** REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY REININGER, UNMARRIED, BY DEED FROM FOX RIDGE HOMES, INC., OF RECORD IN BOOK 10243, PAGE 216, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6851, PAGE 363, AND BOOK 6851, PAGE 370, BOOK 6851, PAGE 390 AND BOOK 6982, PAGE 747, SAID REGISTER'S OFFICE; TRANSMISSION LINE EASEMENT OF RECORD IN BOOK 1163, PAGE 341; FLOWAGE EASEMENT OF RECORD IN BOOK 2022, PAGE 83; EASEMENT OF RECORD IN BOOK 3959, PAGE 595, SAID REGISTER'S OFFICE AND ANY AND ALL OTHER EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY AFFECT SAID PROPERTY IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.