THIS INSTRUMENT PREPARED BY ~~AND RETURN TO~~:
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130035266 AFFIDAVIT
Recvd: 04/30/13 08:49 1 pgs
Fees:12.00 Taxes:0.00
20130430-0042688

SCRIVENER'S AFFIDAVIT

WHEREAS, WILLIAM L. JONES AND WIFE, PEGGY H. JONES, ("Grantor") conveyed to RICHARD L. WALTERS AND WIFE, DELTA M. WALTERS, ("Grantee") by a Warranty Deed dated January 30, 1998 and recorded in Book 10778, page 176, in the Register's Office for Davidson County, Tennessee, the property commonly known as 501 Spring Garden Court, Antioch, TN 37013; and

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of Towne Village of the Country, Section 4-A, of record in Book 6250, pages 20 and 21, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ricard L. Walters and wife, Delta M. Walters, by deed from William L. Jones and wife, Peggy H. Jones, of record in Book 10778, page 176, said Register's Office; and

WHEREAS a "scrivener's error" was made wherein there was an error in the improved property address on page 1 of said deed.

NOW THEREFORE, I, Kevin D. Montgomery, ("Affiant") make the following statements:

I am a notary public licensed in the State of Tennessee, and acted as the Notary Public for the buyer in the transaction wherein William L. Jones and wife, Peggy H. Jones, conveyed property to Richard L. Walters and wife, Delta M. Walters. I was made aware of the error in improved property address and this was the result of a "scrivener's error" by the Affiant and it was my intention in the said Warranty Deed for the Address of the improved property to be as follows:

501 Spring Garden Court, Antioch, TN 37013

This Affidavit is made to correct the improved property address and 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.

FURTHER, the Affiant sayeth not.

Return to: -
First Title LLC
3237 Satellite Blvd,
Suite 450, Bldg 300
Duluth, GA 30096
Att: Recording Dept

Kevin D. Montgomery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand and official seal this 29th day of March, 2013.

TONY B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

Notary Public

My Commission Expires OCT 21, 2013