BILL GARRETT, Davidson County
Trans:T20130053093 AFFIDAVIT
Recvd: 06/24/13 09:50 1 pgs
Fees:12.00 Taxes:0.00
20130624-0064300

THIS INSTRUMENT PREPARED BY:
Safety Net Financial Group
2479 Murfreesboro Road, #162
Nashville, TN 37217

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the Legal Description on the Quitclaim Deed of record in Instrument Number 20120723-0064597, Register's Office for Davidson County, Tennessee. Said deed was granted by **June P. White to Cinthya Candelaria Ortiz as Trustee of June-Bug Holding Trust No. 1305.**

Comes now PHIL BAUMGART, who, having first been duly sworn according to law, depose and say:

1. Safety Net Financial Group prepared The legal Description on the above mentioned Quitclaim Deed, and I, Phil Baumgart am the Managing Member for Safety Net Financial Group.

2. On or about the 10th day of July, 2012, my office, under my direction, prepared the Quitclaim Deed in which **June P. White**, conveyed a certain parcel of land in Davidson County to **Cinthya Candelaria Ortiz as Trustee of June-Bug Holding Trust No. 1305,** which Quitclaim Deed is of record as Instrument Number **20120723-0064597**, Register's Office for said County.

3. That the property description on the Quitclaim Deed identified the property incorrectly as follows:

   Land in the 7th, formerly the 18th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 195 on the Plan of East Edgeside Addition as of record in Book 21, page 147, Register's Office for said County.

   Said Lot No. 195 fronts 50 feet on the northerly side of Shelby Avenue and runs back parallel lines 170 feet to an alley.

   Being the same property conveyed to June P. White by Deed from Mabel Burkhalter, Trustee, of record in Book 3918, page 939, Register's Office for Davidson County, Tennessee

4. That the intent of the parties to the transaction was that the legal description on said Quitclaim Deed should have read as shown attached hereto.

   Land in the 7th, formerly the 18th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 195 on the Plan of East Edgefield Addition as of record in Book 21, page 147, Register's Office for said County.

   Said Lot No. 195 fronts 50 feet on the northerly side of Shelby Avenue and runs back parallel lines 170 feet to an alley.

   Being the same property conveyed to Cinthya Candelaria Ortiz, as Trustee of June-Bug Holding Trust No. 1305 by deed from June P. White, on July 10, 2012, of record in Instrument Number 20120723-0064597, Register's Office for Davidson County, Tennessee.

Further affiants say not.

FOR SAFETY NET FINANCIAL GROUP
PHIL BAUMGART

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 14th day of May, 2013.

My commission expires:
7/6/15

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, PHIL BAUMGART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of May, 2013.

My Commission expires:
7/6/15

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY