BILL GARRETT, Davidson County
Trans:T20130057968 AFFIDAVIT
Recvd: 07/08/13 15:15 3 pgs
Fees:17.00 Taxes:0.00
20130708-0070424

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

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Megan Paulus, hereinafter referred to as Affiant, on this the 8th day of July 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. That Affiant prepared a Warranty Deed dated February 11, 2013 and recorded February 13, 2013 in **Instrument No. 20130213-0014634, in the Register's Office for Davidson County, Tennessee** between **Beverly Forehand Garner and Thomas A. Garner, Husband and Wife** (Grantors) and **Justin Amaral and Laura Amaral, Husband and Wife** (Grantees).

2. That the above-mentioned Warranty Deed was recorded with an incorrect legal description.

3. That Affiant makes this Affidavit for the purpose of amending the Warranty Deed to correct the legal description as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #823 DATED OCTOBER 13, 1992 AND KNOWN AS JOB NO: 920399 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF NEELYS BEND ROAD, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE SOUTHWEST CORNER OF THE GARY DICKENS PROPERTY OF RECORD IN BOOK 6283, PAGE 201, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE MARGIN OF NEELYS BEND ROAD AND WITH DICKENS LINE AND A FENCE SOUTH 87 DEGREES 07 MINUTES 19 SECONDS EAST 509.42 FEET TO AN IRON PIN SET AT A FENCE CORNER; THENCE LEAVING DICKENS AND WITH THE LINE OF BILLY JOE WILLIS PROPERTY OF RECORD IN BOOK 8293, PAGE 192, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND WITH A FENCE SOUTH 04 DEGREES 42 MINUTES 35 SECONDS WEST 584.52 FEET TO AN IRON PIN SET AT A FENCE CORNER; THENCE NORTH 75 DEGREES 21 MINUTES 22 SECONDS WEST 71.19 FEET TO AN IRON PIN SET ON THE NORTHERLY MARGIN OF NEELYS BEND ROAD; THENCE WITH THE NORTHERLY MARGIN OF NEELYS BEND ROAD AND A CURVE TO THE LEFT HAVING A RADIUS OF 149.04 FEET AND A LONG CHORD OF 52.74 FEET, SAID CHORD HAVING A BEARING OF NORTH 65 DEGREES 10 MINUTES 04 SECONDS WEST A DISTANCE ALONG THE CURVE OF 53.02 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE NORTHERLY MARGIN OF NEELYS BEND ROAD NORTH 75 DEGREES 21 MINUTES 22 SECONDS WEST 213.43 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF SAID THOMAS A. GARNER PROPERTY; THENCE WITH GARNER'S LINE THE FOLLOWING TWO CALLS: NORTH 03 DEGREES 52 MINUTES 00 SECONDS EAST 183.58 FEET TO AN IRON PIN; THENCE NORTH 86 DEGREES 08 MINUTES 00 SECONDS WEST 171.89 FEET TO AN IRON PIN SET ON THE EASTERLY MARGIN OF NEELYS BEND ROAD; THENCE WITH THE EASTERLY MARGIN OF NEELYS BEND ROAD NORTH 03 DEGREES 52 MINUTES 00 SECONDS EAST 320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.43 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOHN C. FOREHAND BY DEED OF RECORD IN BOOK 1306, PAGE 626, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT THE FOLLOWING:

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED OCTOBER 13, 1992 AND KNOWN AS JOB # 920399, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF NEELYS BEND ROAD, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE NORTHWEST CORNER OF THE THOMAS A. GARNER PROPERTY OF RECORD IN BOOK 2806, PAGE 475, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH MARGIN OF SAID NEELYS BEND ROAD NORTH 03 DEGREES 52 MINUTES 00 SECONDS EAST 55.90 FEET TO AN IRON PIN; THENCE LEAVING THE MARGIN OF NEELYS BEND ROAD AND SEVERING THE JOHN FOREHAND PROPERTY SOUTH 86 DEGREES 08 MINUTES 00 SECONDS EAST 171.89 FEET TO AN IRON PIN; THENCE SOUTH 03 DEGREES 52 MINUTES 00 SECONDS WEST 55.90 FEET TO AN IRON PIN THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THE SAID THOMAS GARNER PROPERTY; THENCE WITH GARNER'S NORTHERLY LINE NORTH 86 DEGREES 08 MINUTES 00 SECONDS WEST 171.89 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BEVERLY F. GARNER BY QUITCLAIM DEED FROM JOHN C. FOREHAND AND WIFE, ALMA ELIZABETH FOREHAND OF RECORD IN INSTRUMENT NUMBER 20010828-0092797, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT THE FOLLOWING:

LAND IN DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

AND MORE PARTICULARLY DESCRIBED IN A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823 DATED OCTOBER 13, 1992 AND KNOWN AS JOB #920399 AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF NEELY'S BEND ROAD, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO THE SOUTHWEST CORNER OF THE DICKENS PROPERTY OF RECORD IN BOOK 6283, PAGE 201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE THENCE LEAVING THE MARGIN OF NEELY'S BEND ROAD AND WITH DICKENS LINE AND A FENCE SOUTH 87 DEGREES 07 MINUTES 19 SECONDS EAST 509.42 FEET TO AN IRON PIN SET AT THE FENCE CORNER; THENCE LEAVING DICKENS LINE AND WITH THE FENCE LINE SOUTH 04 DEGREES 42 MINUTES 35 SECONDS WEST 180 FEET MORE OR LESS TO A POINT WHICH IS THE PROPERTY LINE OF THAT PROPERTY CONVEYED TO BEVERLY FOREHAND GARNER, THENCE LEAVING FENCE LINE WEST AND WITH THE BEVERLY FOREHAND GARNER PROPERTY LINE 509.42 FEET TO A POINT IN THE EASTERLY MARGIN OF NEELY'S BEND ROAD, THENCE NORTH 03 DEGREES 52 MINUTES 00 SECONDS EAST 180 FEET TO THE POINT OF THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED DATED JUNE 28, 2007 TO DAWN CORINNE SERKINS FROM JOHN C. FOREHAND, RESERVING A LIFE ESTATE IN SAID JOHN C. FOREHAND, OF RECORD IN INSTRUMENT NO. 20070629-0077991, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4. 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.

FURTHER, the Affiant sayeth not.

Megan Paulus, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Megan Paulus, 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 8th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY