BILL GARRETT, Davidson County
Trans:T20130072131 AFFIDAVIT
Recvd: 08/21/13 09:25 3 pgs
Fees:17.00 Taxes:0.00
20130821-0087977

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:
Book 10243, Page 216
Davidson County, Tennessee Records

SCRIVENER'S AFFIDAVIT

STATE OF: TN
COUNTY OF: HAMILTON

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, TODD C. McCAIN, with Cumberland Title who is well known to me and said person swore under oath and stated as follows:

1. Cumberland Title prepared the following for recording:

   Warranty Deed from Fox Ridge Homes, Inc. to Jeffrey Reininger, dated October 25, 1996, and recorded October 31, 1996, in Book 10243, Page 216, 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 5th day of August, 2013.

Print Name Todd C. McCain

ACKNOWLEDGEMENT

STATE OF:
COUNTY OF:

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Todd C. McCain, 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 Managing Member, with Cumberland Title 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 5th day of August, 2013.

My Commission Expires: 2-3-2015

Marcia Creekmore
NOTARY PUBLIC

MARCIA CREEKMORE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

"EXHIBIT A"

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 PART OF THE SAME PROPERTY CONVEYED TO FOX RIDGE HOMES, INC. BY SPECIAL WARRANTY DEED FROM JOHN E. CAIN, III TRUSTEE WITH FULL POWER, OF RECORD IN BOOK 9782, PAGE 696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6851, PAGE 363, BOOK 6851, PAGE 370, BOOK 6851, PAGE 390 AND BOOK 6982, PAGE 747, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL ZONING REGULATION, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES.

SUBJECT TO A TRANSMISSION LINE EASEMENT OF RECORD IN BOOK 1163, PAGE 341, REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT TO A FLOWAGE EASEMENT OF RECORD IN BOOK 2022, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT TO AN EASEMENT OF RECORD IN BOOK 3959, PAGE 595, REGISTER'S OFFICE FOR SAID COUNTY.