Davidson County	AFFIDAVIT
Recvd: 09/24/13 16:09	5 pgs
Fees:27.00 Taxes:0.00	
20130924-0100525	

True Copy Certification

I, Tonya Williams, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tonya Williams
Signature

State of Texas

County of Tarrant

Personally appeared before me, [Name of Notary] Carmen West, a notary public for this county and state, [TONYA Williams who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ca West
Notary's Signature

My Commission Expires: Oct. 30, 2016
Notary' Seal (if on paper)

CARMEN WEST
Notary Public, State of Texas
My Commission Expires
October 30, 2016

RECORDING REQUESTED BY:
Bank of America, N.A.

PREPARED BY/RETURN TO:
Ursus Advisors LLC
701 Highlander Blvd., Ste. 200
Arlington, TX 76015

Space Above This Line for Recorder's Use

Loan No. 188407968

AFFIDAVIT OF SCRIVENER'S ERROR

This Scrivener's Affidavit is being made concerning WARRANTY DEED dated April 14, 2004 between Ralph Stevens, as Grantor, and Mong D. Vu, a single woman, as Grantee, recorded on April 21, 2004 as Instrument No. 20040421-0045335 in Davidson County, Tennessee.

Affiant on oath swears that the following statements are true and within the personal knowledge of Affiant:

1. That Lori Holloway, of Guaranty Title and Escrow Co., was the preparer of the above described Warranty Deed and has personal knowledge of and can testify in a court of competent jurisdiction based upon a review of the recorded mortgage, deed, tax assessed legal description and title commitment regarding the real property legally described as:

SEE EXHIBIT "A"

2. That certain Warranty Deed between Ralph Stevens, as Grantor, and Mong D. Vu, a single woman, as Grantee, recorded April 21, 2004 as Instrument No. 20040421-0045335 in Davidson County, Tennessee. Said document contained an error in the Legal Description and it was executed with an incomplete legal description that reads as follows:

SEE EXHIBIT "B"

3. That the following Legal Description in this Affidavit is the correct Legal Description and this Affidavit shall serve to correct the instrument referenced above which is incorrect due to a Scrivener's error:

SEE EXHIBIT "A"

4. Affiant further states he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Tennessee for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read the full facts of this Affidavit and understands its context.

Guaranty Title and Escrow Co.

By: Lori Holloway

Printed Name: Lori Holloway

Its: President

STATE OF Tennessee }

}ss

COUNTY OF Rutherford }

On 8/2/13, before me Philip Ellis, a Notary Public in and for said County and State, personally appeared Lori Holloway who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY SIGNATURE

My Commission Expires: 5/23/16

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Pinnacle Point Subdivision, Phase Five of record in Plat Book 8250, Page 842, as amended of record by Amendment to Final Plat of record in Book 11114, Page 958, Register's Office for said County, to which reference is made for a more complete description, as further amended by the corrective plat recorded in Book 11408, Page 966, Register's Office for said County.

Being part of the same property conveyed to Ralph Stevens by deed of record in Instrument 20031231-0184912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

EXHIBIT B

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Pinnacle Point Subdivision, Phase Five of record in Plat Book 8250, Page 842, as amended of record by Amendment to Final Plat of record in Book 11114, Page 958, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Ralph Stevens by deed of record in Instrument 20031231-0184912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.