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

BILL GARRETT, Davidson County
Trans:T20130094325 AFFIDAVIT
Recvd: 11/05/13 08:02 1 pgs
Fees:12.00 Taxes:0.00
20131105-0114543

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **April Nichols**, hereinafter referred to as Affiant, on this ~~31st~~ 1st day of ~~October 213~~ November 2013, and after first being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Instrument No. 20130419-0039177**, Register's Office for Davidson County, Tennessee.

2. Said Warranty Deed contained typographical errors in the legal description.

3. That Affiant makes this affidavit for the purpose of correcting the original Warranty Deed as follows:

   Land in the 9th Civil District, Davidson County, Tennessee, described according to a December 28, 1979 survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows:

   Beginning at a point in the center line of South Harpeth Road at the most southerly corner of the William D. Taylor property (Book 3370, page 189, Register's Office for said County); thence, with Taylor's southeasterly property line, N 64 deg. 35' 22" E 697.61 feet to a northwesterly corner of the Frank E. Liggett property (Book 3979, page 597, said Register's Office); thence, with southwesterly and northwesterly property lines of Liggett, S 26 deg. 50' 0" E 204.42 feet, S 67 deg. 22' 41" W 594.43 feet, S 32 deg. 48' 16" W. 49.28 feet to a point in the centerline of said road; thence, with said centerline N 57 deg. 11' 48" W 24.79 feet to a point; thence, continuing with said centerline along a 671.359 foot radius curve to the right, northwestwardly 197.58 feet to the point of beginning.

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.

April Nichols, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **April Nichols**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of ~~October~~ November 2013.

Notary Public

My Commission Expires:
8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015