BILL GARRETT, Davidson County
Trans:T20130095785 AFFIDAVIT
Recvd: 11/08/13 14:36 1 pgs
Fees:12.00 Taxes:0.00
20131108-0116246

Property Address:
139 Lake Park Drive
Nashville, Tennessee 37211
Map-Par. Part of 11915009700

SCRIVENER'S AFFIDAVIT

WHEREAS, on August 30, 2013, **Ernest Huddleston, Jr.** conveyed certain real property to **Jonathan M. Moosekian, unmarried** with the Warranty Deed having been recorded in Instrument No. 20130905-0093771 Register's Office for Davidson County, Tennessee and thereafter a Quitclaim Deed from Ernest Huddleston, Jr. to Jonathan M. Moosekian was recorded in Instrument No. 20131011-0106740 whereby additional property was conveyed which had been erroneously omitted.

WHEREAS, on August 30, 2013 a Deed of Trust was prepared by Esquire Title & Escrow, Inc. wherein **Jonathan M. Moosekian, an unmarried man** conveyed real property to **Susan Voss**, Trustee for benefit of **Regions Bank d/b/a Regions Mortgage** to secure a promissory note in the principal amount of $180,500.00 having been recorded in Instrument No. 20130905-0093772, Register's Office for **Davidson** County, Tennessee.

WHEREAS, by Scrivener's error, part of the legal description was omitted from the original Warranty Deed and Deed of Trust as evidenced by the Quit Claim Deed of record in Instrument No. 20131011-0106740, Register's Office for Davidson County, Tennessee. The legal shall be inserted to complete the legal description and add to the legal description previously provided. The correct legal description is as follows.

Tract I

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Southlake, Section Four, as of record in Book 3300, Page 85, Register's Office for said County.

Tract II

Land in Davidson County, Tennessee being a 0.10, more or less, acre tract of land lying in the 29th Councilmanic District of Davidson County, Tennessee.

Beginning at a point lying on the southerly margin of Lake Park Drive, said point being further described as the northeast corner of lot number 1 on the Plan of Southlake, Section Four, as of record in Book 3300, page 85, Register's Office for Davidson County, Tennessee; thence leaving the said southerly margin of Lake Park Drive; south 20 degrees 12' E. a distance of 77.58 feet to a point; thence South 2 degrees 33' N. a distance of 90.34 feet to a point; thence South 54 degrees 56' W. a distance of 37.87 feet to a point, said point being further described as the southeast corner of Lot No. 1 on the said Plan of Southlake, Section Four; thence leaving the southeast corner of Lot No. 1 on the said Plan of Southlake, Section Four and running with the easterly line of said Lot No. 1 N. 2 degrees 33' E. a distance of 185.00 feet to the point of beginning, containing an area of 0.10, more or less, acres.

NOW, therefore this Affidavit is being executed for the express purpose of acknowledging and correcting the Scrivener's error pertaining to the omitted legal description pursuant to the Quit Claim Deed of record in Instrument No. 20131011-0106740, Register's Office for Davidson County, Tennessee. This legal shall be inserted as if recorded verbatim therein upon original execution.

Signed this **6th day of November**, 2013.

Esquire Title and Escrow, Inc.

BY: _____
I. Dyke Tatum, President

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **I. Dyke Tatum** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be **President of Esquire Title and Escrow, Inc.** the within named bargainor, and that he as such **President**, being authorized to do so, executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **6th day of November**, 2013.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Theresa L. Smith Notary Public

My Commission expires: 11/5/2014

My Commission Expires NOV. 5, 2014

Prepared By:
ESQUIRE TITLE & ESCROW, INC.
30 BURTON HILLS BLVD. STE. 200
NASHVILLE, TN 37215