BILL GARRETT, Davidson County
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20131212-0125808

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

AFFIDAVIT OF CORRECTION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Megan Paulus,** hereinafter referred to as Affiant, on this 2nd day of December, 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 works for Rudy Title and Escrow, LLC whose address is 2012 21st Avenue South, Nashville, Davidson County, Tennessee.

2. That on June 1, 2009, Affiant's office conducted a closing of certain real property in Davidson County, Tennessee, being commonly known as 3804 Elkins Avenue, Nashville, TN 37209, on behalf of the buyers, **Crystal L. Atkinson (formerly known as Crystal Hagg, correctly, Haag or Crystal L. Haag) and Gregory R. Atkinson (also known as Greg Atkinson)**, and that Talbott Title & Escrow, LLC simultaneously conducted a closing for the same property on behalf of the sellers, **Zachary Tunstall and Sandra Denkovski, a/k/a Sandra Tunstall**.

3. That said property is more fully described as follows:

   LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, BLOCK 19, CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 160 AND 161, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

4. That in conjunction with said closing, Affiant's company had recorded a certain Deed of Trust by and among **Crystal L. Haag and Gregory R. Atkinson** as Borrowers, **Jonathan R. Vinson** as Trustee, and **F&M Bank** as Lender, said Deed of Trust being of record in **Instrument No. 20090625-0059177, in the Register's Office for Davidson County, Tennessee**.

5. That said Deed of Trust contained typographical errors in the legal description in that it failed to reference the correct block number.

6. That also in conjunction with said closing, Talbott Title & Escrow, LLC had recorded a Warranty Deed by and between **Zachary Tunstall and Sandra Denkovski a/k/a Sandra Tunstall** as Grantors and **Crystal Hagg and Greg Atkinson** as Grantees, said Warranty Deed being of record in **Instrument No. 20090625-0059176, in the Register's Office for Davidson County Tennessee**.

7. That said Warranty Deed contained typographical errors in the legal description in that it referenced the wrong lot number.

8. That Affiant makes this affidavit for the purpose of correcting the legal description in both the referenced Deed of Trust and the referenced Warranty Deed, the correct legal description being as follows:

   LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, BLOCK 19, CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 160 AND 161, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

9. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instruments by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

Megan Paulus

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 aforesaid, **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 2nd day of December, 2013.

Notary Public



My Commission Expires: