THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County AFFIDAVIT
Recvd: 01/14/14 15:58 2 pgs
Fees:12.00 Taxes:0.00
20140114-0003907

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the plat book and page in the legal description on the Warranty Deed of record as **Instrument Number 20130722-0075770,** Register's Office for Davidson County, Tennessee. Said deed was granted by **First Jordan FLP, Trustee of the 3118 Kinross Avenue Trust to Andrew J. Flanigan and Katherine A. Flanigan, husband and wife.**

Comes now ANDREW H. MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title Insurance Corporation prepared the above mentioned warranty deed, and I, Andrew H Maloney, am the President of Nashville Title Insurance Corporation.

2. On or about the 2nd day of July, 2013, my office, under my direction, prepared a Warranty Deed in which **First Jordan FLP, Trustee of the 3118 Kinross Avenue Trust** conveyed a certain parcel of land in Davidson County to **Andrew J. Flanigan and Katherine A. Flanigan, husband and wife,** which Warranty Deed is of record as **Instrument Number 20130722-0075770,** Register's Office for Davidson County, Tennessee.

3. That the property description on Quitclaim Deed contain an incomplete legal description, in the following particular, to wit:

Being Lot No. 6 on the plan of Airdrie Subdivision "D", of record in Book 843, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 6 fronts 48 feet 6 inches on the east side of Kinross Avenue and extends back between parallel lines, 350 feet to a dead line.

Being the same property conveyed to Andrew J. Flanigan and Katherine A. Flanigan, husband and wife, from First Jordan, FLP, as Trustee of The 3118 Kinross Avenue Trust, by deed on July 2, 2013, of record in Instrument Number 20130722-0075770, Register's Office for Davidson County, Tennessee.

4. That the intent of the parties to the transaction was to convey the following:

Being Lot No. 6 on the plan of Airdrie Subdivision "D", of record in Book 843, page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 6 fronts 48 feet 6 inches on the east side of Kinross Avenue and extends back between parallel lines, 350 feet to a dead line.

Being the same property conveyed to Andrew J. Flanigan and Katherine A. Flanigan, husband and wife, from First Jordan, FLP, as Trustee of The 3118 Kinross Avenue Trust, by deed on July 2, 2013, of record in Instrument Number 20130722-0075770, Register's Office for Davidson County, Tennessee.

Further affiants say not.

ANDREW H. MALONEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 13th day of January, 2014.
My commission expires:
7/6/15

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDREW H. MALONEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of January, 2014.

My Commission expires:
7/6/15

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE