BILL GARRETT, Davidson County
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20140122-0005929

State of Tennessee
County of Sumner

Scrivener's Affidavit of Preparation of Warranty Deed and Deed of Trust Legal Description

(reference to Warranty Deed of record in Instrument #20131223012943 5, RODC)
(reference to Deed of Trust of record Instrument #20131223012943 6, RODC)

Comes now Tennessee Title Services, LLC, 101 Springhouse Ct., Ste. 202, Hendersonville, Tennessee, by and through its authorized agent, and states on oath:

1. That Tennessee Title Services, LLC, prepared a certain Warranty Deed dated December 13, 2013, wherein Patrick Smith, Executor for the Estate of Dennis Konik, was the grantor and Phyllis Carman and Jimmy Carman, wife and husband, was the grantee;
2. That Tennessee Title Services, LLC, prepared a legal description that was attached to a certain Deed of Trust wherein Phyllis Carman and Jimmy Carman were the mortgagors and Ameris Bank was the mortgagee executed on December 13, 2013;
3. That said Warranty Deed and Deed of Trust incorrectly stated the lot number in the legal description as **Lot 1-B instead of Lot 1-A.**
4. That said complete correct legal description is attached hereto and marked as Exhibit "A";
5. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee, in **Instrument #20131223012943 5** on December 23, 2013; and said Deed of Trust was originally recorded with the Register of Deeds of Davidson County, Tennessee, in **Instrument #20131223012943 6** on December 23, 2013;
6. That this affidavit is given to explain these mistakes and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Tennessee Title Services, LLC

By: _____
Angela A. Ramsey

Subscribed and sworn to before me the undersigned on this 17th day of January, 2014.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____
Notary Public

10-18-16

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Angela A. Ramsey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 17th day of January, 2014.

_____
Notary Public
My commission expires: 10-18-16

This instrument prepared by:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 1-A on the Plan of Zone Lot Division, Lot 1, Bluefield Square, Section 1, of record in Plat Book 6050, Page 4, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.