BILL GARRETT, Davidson County
Trans:T20140010294 AFFIDAVIT
Recvd: 02/12/14 15:13 2 pgs
Fees:12.00 Taxes:0.00
20140212-0012610

RECORD & RETURN TO:
Rudy Title & Escrow
2012 21st Ave
Nashville, TN 37212

SCRIVENERS AFFIDAVIT

(Correction of the Grantees name in the Vesting section of the Warranty Deed dated February 4, 2013 and filed of record on February 7, 2013 in Instrument No. 20130207-0012665 in the Register's Office for Davidson County, Tennessee)

The undersigned swears and avers as follows:

1.) On February 4, 2013, Desperado Properties, LLC, (grantees) executed a Warranty Deed from JC & Y Group, LLC (grantors). Said Warranty Deed being of record in Instrument No. 20130207-0012665 in the Register's Office for Davidson County, Tennessee; and

2.) The above mentioned Warranty Deed was prepared by the undersigned; and

3.) The vesting section of the said Warranty Deed, inadvertently and purely through scrivener's error contained the following typographical error;

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledge, I/We, JC & Y Group, LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey until Desparado Properties, LLC, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

4.) The Correct and intended VESTING is as follows:

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledge, I/We, JC & Y Group, LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey until Desperado Properties, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

5.) This Affidavit is given to correct of record the said error.

Further, the affiant saith naught.

WITNESS MY HAND this 11th day of February, 2014.

AFFIANT

Christopher Cantrell

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Cantrell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me this 11th day of February, 2014.

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

Notary Public
My Commission Expires:

This Instrument Prepared By:
Foundation Title & Escrow Series, LLC
381 Mallory Station Road, Ste. 202
Franklin, TN 37067

mylt 13-1136