When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20140016621 AFFIDAVIT
Recvd: 03/12/14 09:09 5 pgs
Fees:27.00 Taxes:0.00
20140312-0020539

State of Tennessee
County of Davidson

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument Number 20140206-0010469, DCROD)

Comes now Realty Title & Escrow Company, Inc., of 383 Johnny Cash Parkway, Suite 140, Hendersonville, TN 37075, by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc., prepared a certain Warranty Deed dated January 31, 2014, wherein Mary Glynn Whittle conveyed certain property to Hershel D. Baxter, Jr. and wife, Patricia Baxter;
2. That the granting clause of said Warranty Deed should have identified the husband grantee as Hershel D. Baxter, Jr.;
3. That the correct name of said grantee is confirmed by a name affidavit and by a copy of ~~her~~ his drivers license in the file of affiant;
4. That said error in the spelling of Hershel D. Baxter, Jr.'s name was the result of a scrivener's error;
5. That said Warranty Deed was filed of record in Instrument Number 20140206-0010469, Register's Office for Davidson County, Tennessee;
6. That the correct spelling and identification of the grantees in said Warranty Deed, which deed is hereby corrected, is as follows:

Hershel D. Baxter, Jr. and wife, Patricia Baxter

7. That this affidavit is given to correct and explain the error and to assist the present owners, as well as all future owners, lenders, title examiners and insurers.

Realty Title & Escrow Company, Inc.

By: _____
Hutch Henderson
Attorney

Subscribed and sworn to before me the undersigned on this 19th day of February, 2014.

_____
Notary Public

My commission expires: 9/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

#66180

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 Hutch Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an attorney for Realty Title & Escrow Company, Inc., and that as such he is authorized by Realty Title & Escrow Company, Inc., to execute this instrument on its behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 19th day of December, 2014.

Rachelle Caudill
Notary Public

My commission expires: 9/22/14

This instrument prepared by:
Realty Title and Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

#66180

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20140008609 DEEDWARR
Recvd: 02/06/14 10:17 3 pgs
Fees:18.00 Taxes:351.50

20140206-0010469

05-1308-66180

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2014.

Notary Public
My commission expires: 9-12-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Herschel D. Baxter, Jr.	SunTrust Mortgage, Inc	043-05-0-240.00
637 Delaware Avenue	901 Semmes Ave. RVW-5023	
Madison TN 37115	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Glynn Whittle, unmarried (erroneously referenced as Mary Glenn Whittle in prior deed), hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Herschel D. Baxter, Jr. and wife, Patricia Baxter, 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 2, of Block "E" on the Plan of Woodlawn Estates, of record in Plat Book 843, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 2 fronts 100 feet on the West side of Delaware and runs back between parallel lines 200 feet to a dead line.

Tract 2:
Land in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 1, of Block "E" on the Plan of Woodlawn Estates, of record in Plat Book 843, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said southerly 1/2 of said Lot No. 1 of Block "E" as shown on said plan fronts 37 feet on the westerly side of Delaware Avenue and runs back between parallel lines 200 feet to a dead line on which it measures 31 1/2 feet thereon.

Being the same property conveyed to James Winfield Whittle and wife, Mary Glenn Whittle by deed from William A. Crow and wife, Esterlee F. Crow, dated March 18, 1964, recorded March 20, 1964, of record in Book 3704, Page 453, Register's Office for Davidson County, Tennessee, (as to Tract 1). The said James Winfield Whittle having since died.

Further being the same property conveyed to James W. Whittle and wife, Mary Glenn Whittle by deed from Fred M. Boyce and wife, Julia Matlock Boyce, dated June 11, 1969, recorded June 12, 1969, of record in Book 4341, Page 798, Register's Office for Davidson County, Tennessee, (as to Tract 2). The said James Winfield Whittle having since died.

James Winfield Whittle and James W. Whittle are one and the same person.
Mary Glenn Whittle and Mary Glynn Whittle being one and the same person.

This instrument is executed pursuant to a Power of Attorney of record in Instrument No. 20120928-0088385, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 31st day of January, 2014.

X Mary Glynn Whittle By Ann Wilson, Atty in Fact
Mary Glynn Whittle
By: Ann Wilson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ann Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mary Glynn Whittle and that she is authorized by Mary Glynn Whittle to execute this instrument on her behalf.

Witness my hand and seal at Goodlettsville, TN, this 31st day of January, 2014.

X
Hutch Henderson
Notary Public
State of Tennessee at Large

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 04/17/16

This property is improved property known as 637 Delaware Avenue, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this X 31st day of January, 2014.

X Mary Glynn Whittle
By: Minne Paul Kelly

Mary Glynn Whittle Attorney in fact
By: Minne Paul Kelly, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF X Lawrence

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Minne Paul Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mary Glynn Whittle and that she is authorized by Mary Glynn Whittle to execute this instrument on her behalf.

Witness my hand and seal at X Loretto (city), TN, this X 31st day of January, 2014.

X Ashley L. Green
Notary Public
State of Tennessee at Large

My commission expires: X December 4, 2017

ASHLEY L. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY