BILL GARRETT, Davidson County
Trans:T20140029485 AFFIDAVIT
Recvd: 04/30/14 13:18 1 pgs
Fees:12.00 Taxes:0.00
20140430-0036334

Return to: Brock & Scott, PLLC
Attorneys at Law
277 Mallory Station Rd.
Suite 115
Franklin, TN 37067

CROSS REFERENCE:
BOOK 8233, PAGE 889

File No. 14-03831

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

AFFIDAVIT AFFECTING TITLE

BEFORE ME, the undersigned office duly authorized to administer oaths appeared Nick Adler, who, being duly sworn, deposes and states under oath as follows:

1.

I am over the age of (18) years and suffering under no legal disability. I am an attorney licensed to practice law in the State of Tennessee. I have personal knowledge of the facts contained herein due to a review of the Public Records of Davidson County, TN.

2.

The legal description contained in the above mentioned Warranty Deed cites the incorrect Plat Book. The legal description should reference the Plat Book as "Book 7900" as shown on Plat for Oakwood Subdivision, Phase Two, Section One, Davidson County, Tennessee Records.

3.

Based upon the foregoing, it is apparent that the incorrect Plat Book referenced in the Warranty Deed recorded at Deed Book 8233, Page 889, Davidson County, Tennessee Records is a scrivener's error. The correct complete legal description for the property known as 904 Split Oak Drive, Antioch, TN is as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Final Plat of Oakwood Subdivision, Phase Two, Section One, as of record in Plat **Book 7900**, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regenia A Beene, unmarried by deed from Andrei N Thacker and wife, Robin H Thacker of record in Book 10537, Page 492 on 07/18/1997 and filed for record on 07/22/1997, Register's Office for Davidson County. Tax Id# 14902009500

4.

This Affidavit is given with the knowledge and understanding that it will be relied upon by future purchasers and title insurers with regard to the above referenced property.

_____ (SEAL)
NAME: NICK ADLER

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County, hereby certify that NICK ADLER, whose name is signed to the foregoing instrument and who is known to me, who acknowledged before me this date that being informed of the contents thereof, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 29th day of April, 2014.

Kathryn Cassidy
NOTARY PUBLIC

My commission expires:
(NOTARY SEAL)

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016