BILL GARRETT, Davidson County
Trans:T20140030380 AFFIDAVIT
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20140502-0037546

Instrument Prepared By & Return To:
Joshua R. Hopkins, Esq.
Rubin Lublin, LLC
3740 Davinci Court, Ste. 150
Peachtree Corners, GA 30092

Cross References:
Book 10761, Page 309
Davidson County, Tennessee Register of Deeds

ATTORNEY'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF GWINNETT

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared, Joshua R. Hopkins, who is well known to me and said person swore under oath and stated as follows:

1.

WHEREAS, I am an attorney licensed to practice law in the State of Tennessee.

2.

WHEREAS, I have examined the deed records of Davidson County, Tennessee as to certain real property commonly known as: 517 Rosebank Avenue, Nashville, TN 37206, Tax ID/Parcel # 08308014300 (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A" hereto.

3.

WHEREAS, the Property can be located on the plat map of record in Book 2133, Page 38, in the Register's Office for Davidson County, Tennessee (hereinafter referred to as the "Plat").

4.

WHEREAS, on January 16, 1998, John T. Hunt conveyed the Property to Barry Andrew Srofe and wife, Kimberly Rue Srofe via that certain Warranty Deed of record in Book 10761, Page 309, in the Register's Office for Davidson County, Tennessee (hereinafter referred to as the "Warranty Deed").

5.

WHEREAS, in reviewing the legal description for the Property in the Warranty Deed and comparing it to the Plat, a discrepancy was discovered. Specifically, in the second paragraph of the legal description in the Warranty Deed which outlines the dimensions of the subject Property, the description reads, "...of Rosebank Avenue and extends back **130.0** feet on the Easterly line..." However, a review of the Plat shows that the Easterly lot line actually extends back **180.0** feet.

6.

WHEREAS, it is clear from reviewing the Plat and the other deeds in the chain of title to the Property, that the above referenced discrepancy in the legal description in the Warranty Deed was a mere Scrivener's error. Further, all other descriptions of the Property in the Warranty Deed, including the remainder of the legal description, the property address, the Map and Parcel #'s, and the derivation clause (which references Deed of record in Book 10619, Page 334, in the Register's Office for Davidson County, Tennessee, which contains the complete correct legal description), are correct.

FURTHER AFFIANT SAYETH NOT.

Joshua R. Hopkins, Attorney

Sworn to and subscribed before me this 25th day of April, 2014.

Notary Public

My Commission Expires: 3/10/2018

(Seal)

MELANIE ONEAL NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES March 10, 2018

{BAC.2540/S0473425_1}

ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF GWINNETT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua R. Hopkins, with whom I am personally acquainted, (or proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be authorized to execute the foregoing Affidavit and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of April, 2014.

My Commission Expires: 3/10/2018

Melanie ONeal
NOTARY PUBLIC

(Seal)



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EXHIBIT "A"
PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF ROSEWOOD HEIGHTS, SECTION I, AS OF RECORD IN BOOK 2133, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 23 FRONTS 72.8 FEET ON THE SOUTHERLY SIDE OF ROSEBANK AVENUE AND EXTENDS BACK **180.0** FEET ON THE EASTERLY LINE AND 175.0 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 73.0 FEET.