BILL GARRETT, Davidson County
Trans:T20140036821 AFFIDAVIT
Recvd: 05/27/14 14:13 2 pgs
Fees:12.00 Taxes:0.00
20140527-0045403

State of Tennessee
County of Davidson

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument No.20050518-0055801, DCROD)

Comes now Realty Title and Escrow Company, Inc., with offices located at 5111 Maryland Way, Suite 101, Brentwood, TN, by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc., prepared a certain Warranty Deed dated May 5, 2005, wherein Andrea R. French, unmarried, conveyed certain real property to Angel Perkins;
2. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20050518-0055801, on May 18, 2005;
3. That, by scrivener's error, the reference to the "4th Civil District" was omitted regarding the legal description for the subject property;
4. That the complete legal description in said Deed referenced above, which is hereby corrected, re-acknowledged and re-executed by the affiant Kimbra Spann, indicating her approval of the corrected legal description, is as follows:

Land in the 4th Civil District of Davidson County, Tennessee being Lot No. 27 Block B on the Plan of Subdivision Map 3 of the Life and Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Andrea R. French, unmarried by deed from Larry Wayne Bryan, dated 06-29-01, of record in Instrument No. 20010716-0075099, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 108 Becker Ave., Old Hickory, TN 37138.

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

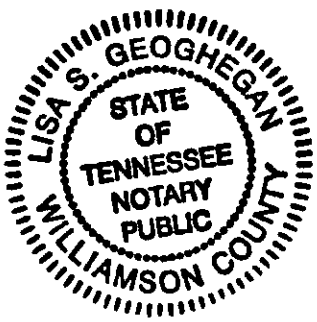
Realty Title & Escrow Company, Inc.

By: _____
Kimbra Spann
Closing Attorney

Subscribed and sworn to before me the undersigned on this 27th day of May, 2014.

_____
Notary Public

My commission expires: 9-20-2017



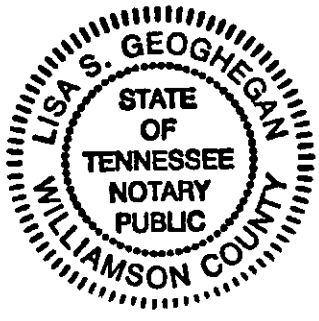
State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kimbra Spann, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a Closing Attorney for Realty Title & Escrow Company, Inc., and that she is authorized to execute this instrument on behalf of Realty Title & Escrow Company, Inc.

Witness my hand and seal at Nashville, Tennessee, this 27th day of May, 2014.

_____
Notary Public

My commission expires: 9-20-2017



This instrument prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

#150270