THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County AFFIDAVIT
Recvd: 07/03/14 15:39 2 pgs
Fees:12.00 Taxes:0.00
20140703-0059120

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the legal description on the Warranty Deed of record as **Instrument Number 20140630-0057284,** Register's Office for Davidson County, Tennessee. Said deed was granted by **Kelton Investments, LLC to Courtney Elaine Smith, an unmarried woman.**

Comes now ANDREW H. MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title Insurance Corporation prepared the above mentioned Warranty Deed, and I, Andrew H Maloney, am the President of Nashville Title Insurance Corporation.

2. On or about the 27th day of June, 2014, my office, under my direction, prepared a Warranty Deed in which **Kelton Investments, LLC** conveyed a certain parcel of land in Davidson County to **Courtney Elaine Smith, an unmarried woman.,** which Warranty Deed is of record as **Instrument Number 20140630-0057284,** Register's Office for said County.

3. That the property description on the Warranty Deed contain an incorrent legal description, in the following particular, to wit:

Land in Davidson County, Tennessee, being Unit B of Branch Bungalows, a Condominium with Private Elements, as shown on Exhibit B of The Declaration of Protective Covenants Conditions and Restrictions Establishing Branch Bungalows, of record in Instrument Number 20131031-0113128, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being a portion of the property conveyed to Bobby Wayne Mitchell on June 8, 2002 of record in Instrument Number 20020618-0073785, Register's Office for Davidson County, Tennessee. And further conveyed to Kelton Investments, LLC, by Warranty Deed from Terry Lee Mitchell, individually and as Administrator of The Estate of Bobby Wayne Mitchell, dated August 30, 2013, of record in Instrument Number 20130905-0094039, Register's Office for Davidson County, Tennessee.

4. That the intent of the parties to the transactions was to convey the following:

Land in Davidson County, Tennessee, being Unit A of Branch Bungalows, a Condominium with Private Elements, as shown on Exhibit B of The Declaration of Protective Covenants Conditions and Restrictions Establishing Branch Bungalows, of record in Instrument Number 20131031-0113128, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being a portion of the property conveyed to Bobby Wayne Mitchell on June 8, 2002 of record in Instrument Number 20020618-0073785, Register's Office for Davidson County, Tennessee. And further conveyed to Kelton Investments, LLC, by Warranty Deed from Terry Lee Mitchell, individually and as Administrator of The Estate of Bobby Wayne Mitchell, dated August 30, 2013, of record in Instrument Number 20130905-0094039, Register's Office for Davidson County, Tennessee.

Further affiants say not.

ANDREW H. MALONEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 2nd day of July, 2014.
My commission expires:
7/6/15

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDREW H. MALONEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of July, 2014.

My Commission expires:
7/6/15

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE