BILL GARRETT, Davidson County
Trans:T20140050918 AFFIDAVIT
Recvd: 07/16/14 10:20 1 pgs
Fees:12.00 Taxes:0.00
20140716-0062749

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Rachel Wilson**, hereinafter referred to as Affiant, on this 14th day of July, 2014, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant is an employee of Rudy Title & Escrow, LLC.

2. That Affiant prepared a **Warranty Deed** of record as **Instrument Number 20060307-0026428, Registers' Office for Davidson County, Tennessee** by and between **Ronald Paul Pratt and wife, Rebecca Garland Pratt** as Grantors, and **Ann L. Regen, unmarried,** as Grantee.

3. Said Warranty Deed contained clerical and typographical errors in the legal description.

4. That Affiant makes this affidavit for the purpose of correcting the legal description in the original Warranty Deed which should read as follows:

Land in Davidson County, Tennessee, being in the Ninth (9th) Civil District of Davidson County, Tennessee, and more particularly described as follows, to wit:

Beginning on the southerly margin of Highway 70 at the northeast corner of the property conveyed to Tom Hudson Company, by deed from Thomas Gaddes and wife;

thence with the southerly margin of said Highway, North 75 deg. East 20 feet to a new corner;

thence South 13 deg. East 100 feet to a new corner;

thence North 75 deg. East 155 feet to a point;

thence South 13 deg. East 170 feet to a large persimmon tree;

thence South 41 deg. East 225 feet to a stake on rock ledge, elm and ironwood pointers;

thence South 75 deg. West 190 feet to a stake with small ash and poplar pointers;

thence North 41 deg. West 215 feet to an iron stake;

thence North 13 deg. West 280 feet to the beginning, according to a survey made by S. H. Hutchison on August 11, 1956.

5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instruments by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties

Rachel Wilson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Rachel Wilson, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2014.

My Commission Expires: 3-6-18

Notary Public

JOHN CLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.