K602

State of Tennessee
County of Dickson

Scrivener's Affidavit
(Reference to Warranty Deed of record in Inst. No. 20140602-0047075, DCROD)

Comes now Realty Title & Escrow Company, Inc. (RTEC), 5111 Maryland Way, Suite 101, Brentwood, Tennessee, 37027, by and through its authorized agent, and states on oath:

1. That RTEC prepared a certain Warranty Deed dated May 29, 2014, wherein Mary J. Ebauer, conveyed certain property to Hernandez Roberto Lopez;
2. That said Warranty Deed was recorded with the Register of Deeds for Davidson County, Tennessee, on June 2, 2014, in Inst. No. 20140602-0047075;
3. That the legal description in the instrument cited above, through scrivener's error, identifies the incorrect lot number, namely Lot No. 49 rather than Lot No. 149, being bought and sold;
4. That the undersigned has conducted an online title examination of the records in the Register of Deeds Office for Davidson County, Tennessee, and does hereby state that there is no instrument of record whereby Mary J. Ebauer or William Ebauer, has ever owned Lot 49 on the Map of Maury and Claiborne's Addition to South Nashville of record in Book 21, Pages 84 and 85, for the Register's Office for Davidson County, Tennessee;
5. That the correct lot number for the description of the property intended to be conveyed and acquired in said Warranty Deed, which description is hereby corrected and set forth in full, is as follows:

Land in Davidson County, Tennessee and being part of Lot No. 149 on the Map of Maury and Claiborne's Addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at the northeast corner of Lewis and Canon Streets, thence with the northerly margin of said Cannon Street South 82 degrees East 83.5 feet to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 31.5 feet to a fence post 3.6 feet southerly from the southern boundary line of lot number 148 in said plan; thence with a fence westwardly 86.9 feet to the easterly margin of said Lewis Street at the common corner of said lot numbers 148 and 149; thence with the easterly margin of said Lewis Street, South 4 degrees 45 minutes West 35 feet to the beginning.

6. 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: _____
Aric D. Hinson
Closing Attorney

BILL GARRETT, Davidson County
Trans:T20140077482 AFFIDAVIT
Recvd: 10/14/14 15:28 2 pgs
Fees:12.00 Taxes:0.00
20141014-0094990

Subscribed and sworn to before me the undersigned on this 6th day of October, 2014.

Deanna F. Wood
Notary Public

My commission expires: _____



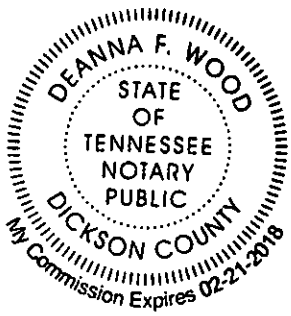
State of Tennessee
County of Dickson

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Aric D. Hinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Closing Attorney of Realty Title & Escrow Company, Inc., and that as such Closing Attorney he is authorized by Realty Title & Escrow Company, Inc., to execute this instrument on its behalf.

Witness my hand and official seal this 6th day of October, 2014.

Deanna F. Wood
Notary Public

My commission expires: _____



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

#75627