BILL GARRETT, Davidson County
Trans:T20140077948 AFFIDAVIT
Recvd: 10/16/14 09:21 2 pgs
Fees:12.00 Taxes:0.00
20141016-0095500

AFTER RECORDATION, RETURN TO:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37027

PREPARED BY:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

Before me, the undersigned attesting officer, came Triston Jacobs (the "Affiant"), who being sworn, duly deposes as follows:

1. **Triston Jacobs of Tennessee Title and Escrow Affiliates, LLC prepared a Warranty Deed for a certain piece of property described as: 1710 A 7th Avenue North, Nashville, TN 37208.**

2. **In conjunction with the above referenced property Tennessee Title & Escrow Affiliates, LLC, recorded a Warranty Deed, prepared by Triston Jacobs, recorded on September 4, 2014 in Instrument Number 20140904-0081112, Register's Office for Davidson County, Tennessee, to which Warranty Deed referenced the incorrect legal description. This error was unintentional.**

3. **A Scrivener's Error was made in the preparation of the Warranty Deed as such that following, the legal description is described as: Unit A, 1710 7th Avenue North Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record as Instrument Number 20130207-0012946, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.**

4.

The correct legal description is as follows:
EXHIBIT A

Land in Davidson County, Tennessee, being Unit A, 1710 7TH AVENUE NORTH TOWNHOMES, a Horizontal Property Regime with Private Elements as set out in Exhibit B of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20140331-0026401, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

4. **The purpose of this affidavit is to put all parties on notice of the above-described error and to correct the same.**

5. **Affiant is aware that this Affidavit will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.**

Triston Jacobs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Triston Jacobs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the president (or other officer authorized to execute the instrument) of Tennessee Title & Escrow Affiliates, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as president (or other authorized officer).

Witness my hand, at office, this, 14th day of October, 2014.

Notary Public

My commission expires: 9-19-2018

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: TN2006030379