BILL GARRETT, Davidson County
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20141016-0095764

Prepared BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, TN 37215

AFFIDAVIT OF KATE ROSENTHAL, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on March 26, 2014, Kate Rosenthal, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she prepared a Warranty Deed transferring property located at 1077 Woodbury Falls Drive, Nashville, Tennessee, 37221 from Matthew K. Wolfe, married to Lori Smith and Tom Weaver, tenants in common with right of survivorship.

WHEREAS, on March 26, 2014 Kate Rosenthal sent for recording said Warranty Deed but failed to include the Plat amendment in the legal description and also incorrectly cited the instrument number of the Declaration of Covenants, Conditions and Restrictions Amendment. The legal description should read as shown on the attached "Exhibit A."

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20140328-0025724, by scrivener's error, and Kate Rosenthal, Attorney, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Kate Rosenthal, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Kate Rosenthal, Attorney, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 21st day of July, 2014.

NOTARY PUBLIC

My Commission Expires:_____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

Exhibit A

Land in Davidson County, Tennessee, being Unit 1077, PHASE 1, WOODBURY TOWNHOMES, as shown on plat of record in Instrument No. 20050216-0017693, amended at Instrument No. 20060310-0028278 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew K. Wolfe, an unmarried man by Special Warranty Deed from Marquis Homes, LLC., a Tennessee Limited Liability Company, recorded on the 17th day of September, 2007 in Instrument No. 20070917-0110977, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, WOODBURY TOWNHOMES, as recorded in Instrument No. 20050216-0017693.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010772.

Charter of Woodbury Townhomes Homeowners Association, Inc. recorded at Instrument No. 20060309-0027744.

Easement for Utilities and Sanitary Sewer, recorded in Book 5074, Page 856 and Book 5074, Page 945.

Easement for Water Quality and Detention, recorded in Instrument No. 20120810-0071791.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050118-0005578.

Conveyances to The State of Tennessee recorded in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547.

This is improved property located at 1077 Woodbury Falls Dr Nashville TN 37221