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Recvd: 11/20/14 11:08 2 pgs
Fees:12.00 Taxes:0.00
20141120-0107005

# SCRIVENER'S AFFIDAVIT

*THIS INSTRUMENT PREPARED BY:*
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860
(615) 345-0025
(615) 320-3280 (FAX)

MAP/PARCEL 097020A37200CO

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Comes now Michael J. Philbin, a licensed attorney in the State of Tennessee whose address is 2021 Richard Jones Road, Suite 220, Nashville, TN 37215 and would state as follows:

On the 24th day of September, 2014, an employee of the Lawyer's Escrow Service, Inc. under the supervision of the affiant, prepared the Warranty Deed referenced below.

This Warranty Deed was recorded in Instrument No. 20140926-0088987, in the Register's Office for Davidson County, Tennessee, and names Beazer Homes Corp., a Tennessee Corporation, as Grantor and Angelyn A. Bitner and Nicholas Bitner, wife and husband, as Grantees. The description that appears of record in this Warranty Deed is as follows:

> Land in Davidson County, Tennessee, being Lot No. on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

The foregoing description contains a scrivener's error in that the Lot Number was not inserted. This error was inadvertent and unintentional. The correct legal description which should have appeared on the aforesaid Deed of Trust is as follows:

> Land in Davidson County, Tennessee, being Lot No. **372** on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Now, therefore, in order to correct the referenced document, I, Michael J. Philbin, do hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

Executed this 18th day of November, 2014.

Affiant

Michael J. Philbin

**OATH AND ACKNOWLEDGMENT**

Personally appeared before me the within named Michael J. Philbin who made oath that he has read the foregoing Affidavit and that the statements contained therein are true and correct based upon his knowledge, information and belief. The Affiant further acknowledged that he executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 18th day of November, 2014.

My Commission Expires: 10-18-16

Notary Public




NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE