Davidson County	AFFIDAVIT
Recvd: 01/30/15 15:22	2 pgs
Fees:12.00 Taxes:0.00	
20150130-0009107	

Prepared by and return to:
Foundation Title and Escrow Series
30 Burton Hills, Suite 400
Nashville TN 37209

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS, this affidavit is executed and recorded to correct a certain Warranty Deed from Curtis Groves and Faith Groves, husband and wife to Donald Rippert, an unmarried person of record in Instrument No. 20150123-0006839, Register's Office for Davidson County, Tennessee;

WHEREAS, Foundation Title and Escrow Series, LLC, prepared the Warranty Deed of record in Instrument No. 20150123-0006839 Register's Office for Davidson County, Tennessee, and hereby acknowledges that through inadvertence and due to scrivener's error the legal description omitted the amended Declaration of Covenants and Restrictions recording information

WHEREAS, the correct legal description in the Warranty Deed of record in Instrument No. 20150123-0006839, Register's Office for Davidson County, Tennessee, is;

Land in Davidson County, Tennessee being Unit 2 on the Plan of The Grove at 44th Avenue, as recorded as Exhibit "B" to the Declaration of Covenants and Restrictions for a Horizontal Property Regime with Private Elements of record in Instrument No. 20140406-0038578, amended in Instrument No. 201501130003527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. The
Easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

NOWTHEREFORE, I, Connie Buchanan, do attest and affirm that the correct legal description is listed above

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 30 day of January 2015.

Connie Buchanan
Affiant Connie Buchanan

STATE OF TENNESSEE
COUNTY OF Wilson

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

Witness my hand and official seal at Mt Juliet, Tennessee, this 30 day of January 2015.

Shelly M Smith
Notary Public

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Commission Expires: 4/24/18

TAX MAP & PARCEL: 091 12 0 059.00

File: GRN-142621

True Copy Certification

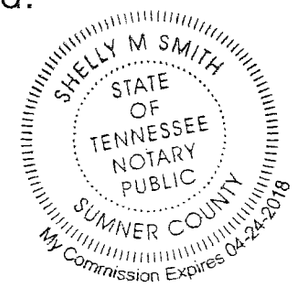
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith