BILL GARRETT, Davidson County
Trans:T20150012565 AFFIDAVIT
Recvd: 02/20/15 11:59 3 pgs
Fees:17.00 Taxes:0.00
20150220-0014805

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

Comes now, Shauna Daniels hereinafter referred to as Affiant, on this 12th day of February, 2015, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. The affiant is an Employee of Rudy Title & Escrow, LLC.

2. Rudy Title and Escrow, LLC received a Warranty Deed for closing at property in Davidson County, TN for property located at 107 Stonecrest Drive, Nashville, TN 37209, from Steven M. Kines ('Grantor') to Vy Chau and Hannah Nguyen ('Grantor'). (attached as "Exhibit A").

3. Said Warranty Deed was recorded in Instrument Number 20141113-0105013, Register's Office for Davidson County, TN.

4. Said Warranty Deed was recorded with an error in the body of the legal description due to a typographical error.

   The LEGAL DESCRIPTION IS HEREBY AMENDED TO READ AS FOLLOWS:

   Land in Davidson County, Tennessee, Being Unit No. 4 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit E of Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

Shauna Daniels
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 12th day of February, 2015.

Dana Delworth
Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085848 DEEDWARR
Recvd: 11/13/14 15:53 2 pgs
Fees:13.00 Taxes:658.60
[redacted]
20141113-0105013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/16/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vy Chau	new owner	114-12-0A-004.00-CO
(NAME)	(NAME)	
107 Stonecrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **I, STEVEN M. KINES, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VY CHAU AND HANNAH NGUYEN,** * , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *tenants in common with rights of survivorship

Land in Davidson County, Tennessee, being UNIT 4, as shown on the map entitled the Plan of Stoneridge Townhomes, Phase 1, of record Exhibit B of Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEVEN M. KINES, A SINGLE MAN, by deed from MARQUIS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070222-0022514, dated February 6, 2007, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:					
Improved	property, known as	107 Stonecrest Drive		Nashville, TN 37209	
		(House Number)	(Street)	(P.O. Address)	(City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders Witness our hands this 7th day of November, 2014.

Steven M. Kines

Steven M. Kines

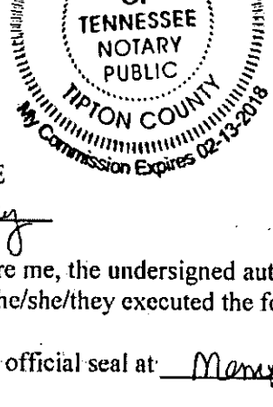
Angela C. Kines

Angela C. Kines

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Steven M. Kines, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 7th day of November, 2014.



Sally A Carver
Notary Public

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Angela C. Kines, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 7th day of November, 2014.

Sally A Carver
Notary Public