This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

# SCRIVENER'S AFFIDAVIT

BILL GARRETT, Davidson County
Trans:T20150013606 AFFIDAVIT
Recvd: 02/25/15 09:11 3 pgs
Fees:17.00 Taxes:0.00
20150225-0015985

Map/Parcel Numbers: 172 00 0 133.00

Property Address: 450 Kinhawk Drive
Nashville, TN 37211

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

J. Allen Reynolds III, being first duly sworn, states as follows:

1. On or about August 26, 2011, I prepared a Quitclaim Deed from Edward Q. Warner, Jr. and Scott P. Warner, as grantors, to Warner Partners, LP, a Tennessee limited partnership, as grantee, which Quitclaim Deed is recorded as Instrument No. 20110829-0066537, in the Register's Office of Davidson County, Tennessee.

2. After recording the Quitclaim Deed, I became aware that the property description in the deed contained a scrivener's error. This omission was unintentional.

3. Accordingly, the correct property description should read as follows:

> A tract of land in the Sixth Civil District of Davidson County, Tennessee, including Lot No. 45 on the plan of Forest Acres Estates, Section 2, as of record in Plan Book 4175, page 128, Register's Office for said County, all of which described according to a survey by James L. Murphy, Jr. and Co., dated September, 1975, as follows:
>
> Beginning at a point in the northerly margin of Kinhawk Drive, said point being the southeasterly corner of Lot No. 44 on said Plan; thence with the common line between Lots Nos. 44 and 45 on said plan, North 18° 35' east 148.72 feet to a point; thence north 45° 46' west 717.25 feet to a point, being the northwesterly corner of Reserved Parcel A on the said plan of Forest Acres Estates, Section 2, and being in the easterly boundary of the Hailey & Hargett Property; thence with the boundary of the said Hailey & Hargett property, north 07° 41' east 289.13 feet to a point; thence north 06° 06' east 452 feet to a point; thence north 08° 21' east 75.03 feet to a point; thence south 84° 32' 25" east 215 feet to a point; thence south 16° 39' east 625 feet to a point; thence south 25° 07' east 198 feet to a point; thence

south 41° 14' 40" east 398.97 feet to a point; thence south 51° 42' east 210 feet to a point, being the northwesterly corner of Lot No. 60 on the plan of Forest Acres Estates, Section 2, above cited; thence south 35° 04' West 61.04 feet to a point; thence south 76° 30' west 252.39 feet to a point in the center of an unnamed street; thence northwestwardly with the center of said unnamed street a curve to the left, having a radius of 425 feet, 112.25 feet to a point; thence south 61° 22' west 25 feet to a point in the westerly margin of said unnamed street; thence with said margin South 28° 38' east 12.50 feet to a point, the beginning of a curve to the right; thence with said margin and with the curve to the right having a radius of 400 feet southeastwardly 237.36 feet to a point, the beginning of a curve to the right; thence with said curve to the right, having a radius of 25 feet, 29.27 feet to a point on the northerly margin of Kinhawk Drive; thence, with the margin of said drive and a curve to the right northwestwardly, having a radius of 948.29 feet, 218.50 feet to the point of beginning.

LESS AND EXCEPT the following described tract of land:

Land in Davidson County, Tennessee, Being Lot No. 1, Resubdivision of Lot 45, Section 2, Forest Acres Estates Book 4175, Page 128, R.O.D.C. and part of an adjacent tract of land, of record in Instrument Number 20090702-0061818, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James C. Moen and wife, Maria D. Moen by deed from Warner Partners, LP and Edward Quinn Warner, Jr. and Scott Patrick Warner, Personal Representatives of the Estate of Betty Sue Warner dated July 26, 2010 of record as Instrument No. 20100804-0061332, Register's Office for Davidson County, Tennessee.

4. This Affidavit is made of my personal knowledge to correct the error above-described.

FURTHER AFFIANT SAITH NOT.

**J. Allen Reynolds III**

## OATH AND ACKNOWLEDGMENT

On this 18th day of February, 2015, before me, a Notary Public, duly commissioned and qualified, in and for the State and County aforesaid, personally appeared **J. Allen Reynolds III**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing Scrivener's Affidavit and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purposes of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Susan N. Joynt
Notary Public

SUSAN N. JOYNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: May 5, 2015

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