Instrument prepared by:

Advantage Title & Escrow

3325 Aspen Grove Dr, Ste. 104
Franklin, TN 37067
615-777-2011
#8713

BILL GARRETT, Davidson County
Trans:T20150017571 AFFIDAVIT
Recvd: 03/11/15 10:04 2 pgs
Fees:12.00 Taxes:0.00
20150311-0020728

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNT OF WILLIAMSON

(Reference to Warranty Deed **of record in Instrument No. 20140902-0079501,**
Register's Office for **Davidson** County, Tennessee.)

I, Victor Hazelwood, President, for Advantage Title and Escrow, Inc., being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. **That Advantage Title and Escrow, Inc.** prepared a certain **Warranty Deed**, which appears of record in **Instrument No. 20140902-0079501,** in the Office of the Register of **Davidson** County, Tennessee

2. **THAT WHEREAS**, by inadvertence and mistake, the deed contained the following scrivener's errors in the **Legal Description** on the **Warranty Deed**:

Land in Davidson County, Tennessee, being known as Lots Nos. 11, 12 and 113 on the unrecorded map of the Lily Bell Farm, and described according to a copy of a survey thereof made July 1, 1940, by S.M. McMurray, Surveyor, as follows: Beginning at a point in the westerly margin of the Dickerson Pike at the corner of Lots Nos. 10 and 11; thence with the line between said Lots, westerly 880 feet, more or less, to a point, thence southerly, along the westerly lines of Lots Nos. 11, 12 and 13, south 18 deg. 55' west 506 feet to the north line of the Binkley property, being the southwest corner of Lot No. 13; thence with the south line of the same, south 87 deg. East 900 feet to the westerly margin of the Dickerson Pike, thence with the margin of the same, northerly 349.5 feet to the beginning.

3. **NOW, THEREFORE**, for and in consideration of the desire to correct the scrivener's error hereinabove recited, the **Legal Description** on the **Warranty Deed** should read:

Land in Davidson County, Tennessee, being known as Lots Nos. 11, 12 and 113 on the unrecorded map of the Lily Bell Farm, and described according to a copy of a survey thereof made July 1, 1940, by S.M. McMurray, Surveyor, as follows: Beginning at a point in the westerly margin of the Dickerson Pike at the corner of Lots Nos. 10 and 11; thence with the line between said Lots, westerly 880 feet, more or less, to a point, thence southerly, along the westerly lines of Lots Nos. 11, 12 and 13, south 18 deg. 55' west 506 feet to the north line of the Binkley property, being the southwest corner of Lot No. 13; thence with the south line of the same, south 87 deg. East 900 feet to the westerly margin of the Dickerson Pike, thence with the margin of the same, northerly 349.5 feet to the beginning.

Included in description however excluded from this conveyance is Lot 1 and 2 on the Final Plat of Lily Bell Farm Place as of Record in Instrument No. 20030620-0085637, Davidson County Register of Deeds.

All other matters contained in said **Warranty Deed** remain the same.

FURTHER, Affiant saith not.

President

By: Victor Hazelwood, President
Advantage Title and Escrow, Inc.

State of Tennessee
County of Williamson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of Advantage Title and Escrow, Inc., the within named bargainor, a Corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Advantage Title and Escrow, Inc., as President.

Witness my hand and official seal at Franklin, TN on this 10th day of March, 2015.

Notary Public, commission expires

