This Instrument Prepared By:
Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20150021462 AFFIDAVIT
Recvd: 03/24/15 14:07 4 pgs
Fees:22.00 Taxes:0.00
20150324-0025308

SCRIVENER'S AFFIDAVIT

RE: Correction of Acknowledgments on Warranty Deed from Fay L. Taylor and Stacey A. Darron to Terry Jennings and Wanda Jennings, of record in Instrument 20150113-0003559, Register's Office for Davidson County, Tennessee
Map #175040A06000CO

STATE OF TENNESSEE
COUNTY OF Rutherford

Comes now, Danny Lee Smith, who is an ~~Employee~~ Owner of Legacy Title and Escrow, LLC and whose address is 330 Robert Rose Drive – Murfreesboro, TN 37129, and would state as follows:

On the 16th day of December, 2014, I was an employee of Legacy Title and Escrow, LLC. One of my duties was to assist in the preparation and notarization of various documents, including Deeds, Quitclaim Deeds, Deeds of Trust, Assignments of Deed of Trust or other similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare, review, or notarize real estate property documents.

Recorded in Instrument 20150113-0003559, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed securing certain real property that was executed by Fay L. Taylor and Stacey A. Darron, as GRANTORS, to Terry Jennings and Wanda Jennings, husband and wife, as GRANTEES.

The foregoing instrument contains a scrivener's error in that the **Notary Acknowledgments were insufficient** on said Warranty Deed. This error was unintentional. The correct and proper Notary Acknowledgments which should appear in the instrument recorded in Instrument 20150113-0003559, said Register's Office, are attached to said Warranty Deed and being recorded as part of this Affidavit.

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

EXECUTED on this 19 day of March, 2015.

(AFFIANT)

OATH AND ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me the within named Danny Lee Smith, of Legacy Title and Escrow, LLC, who made oath that he/she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he/she executed the within described document for the purpose of correcting the scrivener's error herein described.

Witness my hand and official seal this 19 day of March, 2015.

My commission expires: April 24, 2018 Kristina Kaye Ditinno
Notary Public

KRISTINA KAYE DITINNO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$131,000.00~~ 130,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 4/24/18 (AFFIX SEAL)

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY and when recorded return to:
Legacy Title and Escrow, LLC
380 Robert Rose Drive
Murfreesboro, TN 37129
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry/Wanda Jennings	Peoples Home Equity, Inc.	175040A06000CO
(NAME)	(NAME)	
4611 Banff Park	213 Ward Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fay L. Taylor and Stacey A. Darron, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Jennings and Wanda Jennings, husband and wife, 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:

Land in Davidson County, Tennessee, being all of Unit No. 32B of Lot 32 on the Plan of Final Plat Park Place Subdivision, Phase II, of record in Instrument No. 20020530-0065765; and as shown as in Exhibit "E" to the Master Deed of Record in Instrument No. 20010214-0014161, and re-recorded in Instrument No. 20010702-0069590, and amended in Instrument No. 20011019-0114191, and re-recorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Being the same property conveyed to Stacey A. Darron and Fay L. Taylor from Landmark Homes of Tennessee, Inc., by General Warranty Deed dated December 30, 2004, and recorded on January 4, 2005, as Instrument No. 20050104-0001159, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4611 Banff Park, Antioch, TN 37013
(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 12/16/2014

Sharon Prewatt

Fay L Taylor

Fay L. Taylor

Stacey A. Darron

BILL GARRETT, Davidson County
Trans:T20150003069 DEEDWARR
Recvd: 01/13/15 13:37 3 pgs
Fees:18.00 Taxes:481.00
[redacted]
20150113-0003559

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named *, 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.

* Stacey A. Darron

Witness my hand and official seal at office, this 16 day of Dec 2015. 2014

My commission expires: 4/24/18

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Okeechobee

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named * , 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.

* Fay L. Taylor

Witness my hand and official seal at office, this 16th day of DEC 2014

My commission expires: 11/13/17 Sharon R. Prevatt
Notary Public

SHARON R. PREVATT
Commission # FF 036497
Expires November 13, 2017
Bonded Thru Troy Fain Insurance 800-385-7019