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

BILL GARRETT, Davidson County
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SCRIVENER'S AFFIDAVIT

RE: Correction of Legal Description
on Warranty Deed from Jerry Nelson Keen, Jr. and wife, Angela Keen,
to Ruth E. Tanner, a single person, of record in Book 10172, Page 159, and
on Warranty Deed from Ruth E. Tanner, unmarried, to Thomas M. Coon
and wife, Caroline Coon, of record in Instrument 199912160303992,
Register's Office for Davidson County, Tennessee
Map #085-11-0-036.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Patricia Nicholls, who is an Employee for Metropolitan Escrow, Inc. and whose address is 217 Pineway Drive - Nashville, TN 37217, and would state as follows:

On the 28th day of August, 1996, and on the 14th day of December, 1999, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation 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 and/or review real estate property documents.

Recorded in Book 10172, Page 159, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed securing certain real property that was executed by Jerry Nelson Keen, Jr. and wife, Angela Keen, as GRANTORS, to Ruth E. Tanner, a single person, as GRANTEES.

and,

Recorded in Instrument 199912160303992, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed securing certain real property that was executed by Ruth E. Tanner, as GRANTORS, to Thomas M. Coon and wife, Caroline Coon, as GRANTEES.

The foregoing instruments contain a scrivener's error in that the **Legal Description was incorrect** on said Warranty Deeds. This error was unintentional. The correct and proper legal description which should appear in the instruments recorded in Book 10172, Page 159, and in Instrument 199912160303992, said Register's Office, is as follows:

BEING Lot No. 109, on the Plan of Stanford Country Club Estates, Section III, of record in Book 2900, Page 67, and amended in Book 3101, Page 629, and Book 3134, Page 148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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

EXECUTED on this 30th day of April 2015.

(AFFIANT) – Patricia Nicholls

OATH AND ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the within named Patricia Nicholls, of Metropolitan Escrow, Inc., who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error herein described.

Witness my hand and official seal this 30th day of April, 2015.

My commission expires: 11-3-15

Notary Public

