BILL GARRETT, Davidson County
Trans:T20150039661 AFFIDAVIT
Recvd: 05/21/15 12:08 4 pgs
Fees:22.00 Taxes:0.00
20150521-0047018

Recording Requested By:
Bank of America, N.A.
Reference Loan Number: 2061800

RETURN TO
REALTY DATA CORP
55 SM AIN ST #350
NAPERVILLE IL 60540

Prepared By/~~Return To~~:
Ursus Advisors LLC
701 Highlander Blvd., Ste. 200
Arlington, Texas 76015

1532977 - E/1/15

Space Above This Line for Recorder's Use

# SCRIVENER AFFIDAVIT

**AFFECTING**: Quitclaim Deed recorded in Book 9837, Page 445

**The below is for indexing purposes only.**

Made on this 28th day of April, 2015

**Grantors**: Kenneth Ellis and Michael Dunn Ellis

**Grantee**: Charles William Ellis

**Legal Description**: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COMES NOW, Josh Harrison, the undersigned, and states as follows:

1. I, Josh Harrison, am an employee of Ursus Holdings, LLC, Agent of Bank of America, N.A. I am over eighteen (18) years of age and am otherwise competent and authorized to make this affidavit. The information set forth in this Affidavit was assembled by employees of Ursus Holdings, LLC, with the assistance of counsel, based on a review of the business records maintained in the ordinary course of business and documents of public record. The matters stated herein are true and correct to the best of my knowledge and belief, based upon records and information available at this time. I execute this document as my free act and deed on behalf of Ursus Holdings, LLC, agent for Bank of America, N.A.

2. I have personal knowledge of the books, records, files and banking records (hereinafter "Business Records") of Ursus Holdings, LLC, agent for Bank of America, N.A., as they pertain to the transaction herein at issue. As such, I am familiar with the loan file of Bank of America, N.A. relative to this transaction.

3. Charles William Ellis is the current holder or servicer of a Quitclaim Deed executed by Kenneth Ellis and Michael Dunn Ellis on October 20, 1995, and recorded in the Register's Office for Davidson County, Tennessee on October 25, 1995 in Book 9837, Page 445 (hereinafter, the "Quitclaim Deed"); therefore, Bank of America, N.A. has an interest in correcting the chain of title.

4. A review of all available business records reflect that at the time of execution of the Quitclaim Deed, on October 20, 1995, Quitclaim Deed contained an incorrect legal description. The correct legal description should read as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF.**

5. That this Affidavit is made to correct the legal description contained in that certain Quitclaim Deed recorded in Book 9837, Page 445, aforesaid records.

I declare under the laws of the State of Tennessee that the information given above is true and correct and to the best of my knowledge and belief.

Dated this this 28th of April, 2015

Josh Harrison, Employee of Ursus Holdings, LLC, Agent of Bank of America, N.A.

State of Texas
County of Tarrant

Before me, Carmen West (insert name of notary), the undersigned officer, on this, the 28th day of April, 2015, personally appeared Josh Harrison (insert name of signer),

☑ known to me or, ☐ through production of _____ as identification, who identified her/himself to be the _____ of _____, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal)

CARMEN WEST
Notary Public, State of Texas
My Commission Expires
October 30, 2016

Printed Name: Carmen West
Notary Public, State of Texas
Commission No.: _____
My Commission Expires: October 30, 2016

EXHIBIT A

BEGINNING at an iron pin on the north side of Hydes Ferry Pike of State Highway 12, said iron pin being at the southwest corner of the property conveyed to Eckhardt; by deed of record in Book 2745, page 635, Register's Office for Davidson County, Tennessee, as shown in said survey; thence along the north side of said Hydes Ferry Pike or State Highway 12, South 63 deg. 00' West 121 feet to an iron pin; thence North 18 deg. 35' West 349.7 feet, a hackberry at fence corner; thence North 65 deg. 30th East 241.7 feet, to an iron pin at fence corner; thence South 19 deg. 15' East 228.5 feet to an iron pin in the fence, the northeast corner of the Eckhardt property; thence with Eckhardt northline, South 73 deg. 00' West 126 feet to an iron pin in root of Hackberry thence South 19 deg. 15' East 110 feet to the point of beginning, and containing 1.60 acres.

Being the same property conveyed to Charles William Ellis, Kenneth Wayne Ellis, and Mike Ellis by deed from William Leon Ellis, of record in Book 9128, Page 842, Register's Office for Davidson County, Tennessee by Diane Ellis pursuant to an Order conveying all interest she may have in said property in the Probate Court for Davidson County, #94P-525 and by quitclaim deed of record in Book 9832, page 528, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT

Beginning at a point in the existing northerly margin of State Route 12, 14.85 feet from centerline station 408+21.95; thence, with said existing margin, South 66 degrees 17 minutes 16 seconds West, 126.60 feet to a point in the westerly line of subject tract 14 feet, more or less, from centerline station 409+50.93, thence, with said westerly line, North 13 degrees 46 minutes 46 seconds West, 38.46 feet to a point in the proposed northerly margin 52 feet from centerline station 409-42.15; thence, with said proposed northerly margin, North 66 degrees 38 minutes 10 seconds East, 126.47 feet to a point in the easterly line of subject tract 52 feet from centerline station 406+15.68; thence with said easterly line, South 13 degrees 46 minutes 46 seconds East, 37.68 feet to the beginning, containing, 0.109 of an acre and being a portion of the property conveyed to William L. Ellis (now deceased), of record in Deed Book 6855, Page 862, and Deed Book 4864, Page 303, in the Register's Office for Davidson County, Tennessee. Conveyed to above grantors at Book 9128, Page 842, R.O.D.C., TN.

A permanent easement for construction and maintenance of a drainage facility. The land described below, on which the drainage facility is to be constructed, is to remain the property of the grantors and may be

used for any purpose desired, provided such use does not interfere with the use or maintenance of said facility.

Beginning at a point in the proposed northerly margin 52 feet from centerline station 408+35; thence, with said proposed northerly margin, South 66 degrees 38 minutes 10 seconds West, 50 feet to a point in the westerly line of drainage easement 52 feet from centerline station 408+85; thence, with said westerly line, North 23 degrees 21 minutes 50 seconds West, 18 feet to a point in the northerly line of drainage easement 70 feet from centerline station 408+85; thence, with said northerly line, North 66 degrees 38 minutes 10 seconds East, 50 feet to a point in the easterly line of drainage easement 70 feet from centerline station 408+35, thence, with said easterly line, South 23 degrees 23 minutes 50 seconds East, 18 feet to the beginning containing 900 square feet.