BILL GARRETT, Davidson County
Trans:T20150057162 AFFIDAVIT
Recvd: 07/14/15 15:24 3 pgs
Fees:17.00 Taxes:0.00
20150714-0068673

This instrument prepared by & return to:
Joshua R. Hopkins, Esq.
Rubin Lublin, LLC
3740 Davinci Court, Ste 150
Peachtree Corners, Georgia 30092

Please cross reference to:
Instrument No. 20070618-0072278
Instrument No. 20070618-0072279
Davidson County, Tennessee Register of Deeds

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, _____, of Realty Title & Escrow Company, Inc., who is well known to me and said person swore under oath and stated as follows:

1. That Realty Title & Escrow Company, Inc. assisted in the preparation of and submitted the following instruments for recording:

   a) Warranty Deed from Kent A. Biery and Linda E. Biery to Jerry Patterson, recorded June 18, 2007, at Instrument No. 20070618-0072278, in the Register's Office for Davidson County, Tennessee;

   b) Deed of Trust from Jerry Patterson to Realty Title & Escrow Company, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., as Nominee for Franklin American Mortgage Company, recorded June 18, 2007, as Instrument No. 20070618-0072279, in the Register's Office for Davidson County, Tennessee.

2. That the above-referenced instruments each contain a Scrivener's error in their respective legal descriptions, to-wit:

   The last line reads: "...southeasterly 603 feet to northeasterly 100 feet to the point of beginning". However, it should have read: "...southeasterly 603 feet to **the margin of Moncrief Avenue; thence with the margin of the same**, northeasterly 100 feet to the point of beginning".

3. That the complete correct legal description is found in Exhibit "A" attached hereto and made a part hereof.

4. That he/she knows that the correction of these errors to the document is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

5. That this affidavit is given with the understanding that it will be relied upon by title insurance companies, future purchasers and future lenders.

FURTHER AFFIANT SAYS NOT.

Realty Title & Escrow Company, Inc.

By: Kimbra Spann Closing Attorney
Title

Sworn to and subscribed before me this 27th day of January, 2014.

NOTARY PUBLIC

My Commission Expires: January 11, 2017

(Notary Seal)

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the County and State, personally appeared Kimbra Spann of Realty Title & Escrow Company, Inc., with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be authorized to execute the foregoing Affidavit on behalf of Realty Title & Escrow Company, Inc., and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit are true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of January, 2014.

NOTARY PUBLIC

My Commission Expires: January 11, 2017
(Notary Seal)

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE REVISED MAP OF MONCRIEF'S SUBDIVISION OF THE NORTH PART OF THE ALLEN MATHES LAND, NOT OF RECORD, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY Z.J. WILKINSON, SURVEYOR, MAY 25, 1938, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF MONCRIEF AVENUE AT THE COMMON CORNER OF LOT NOS. 39 AND 40; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTERLY 605 FEET TO A POINT IN THE MARGIN OF MONCRIEF AVENUE; THENCE WITH THE MARGIN OF THE SAME, SOUTHWESTERLY 100 FEET TO THE CORNER OF LOT NOS. 40 AND 41; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 603 FEET TO **THE MARGIN OF MONCRIEF AVENUE; THENCE WITH THE MARGIN OF THE SAME**, NORTHEASTERLY 100 FEET TO THE POINT OF BEGINNING.