BILL GARRETT, Davidson County
Trans:T20150063561 AFFIDAVIT
Recvd: 08/03/15 11:53 2 pgs
Fees:12.00 Taxes:0.00
20150803-0076356

State of Tennessee
County of Sumner

Scrivener's Affidavit of Preparation of Warranty Deed
(reference to Warranty Deed of record Instrument No.: 20131117-0005863)

Comes now Realty Title & Escrow Company, Inc. by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc. prepared a certain Warranty Deed dated December 12, 2012, wherein Star Properties, LLC, were the grantors and Christ Family Church of Nashville, Inc., was the grantee;
2. That said Warranty Deed, through inadvertence of scrivener, did not contain the Exhibit "A" Legal Description attachment.
3. That the legal description should be as attached hereto and marked as Exhibit "A"
4. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No.: 20130117-0005863 on January 17, 2013;
5. That this affidavit is given to ***explain and correct these mistakes*** and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Realty Title & Escrow Company, Inc.
By: _____
Hutch Henderson, Authorized Agent

Subscribed and sworn to before me the undersigned on this 31st day of July, 2015.

_____
Notary Public

My Commission Expires: 10/23/18

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Acknowledgment

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hutch Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained; and who further acknowledged that he is authorized by Realty Title & Escrow Co., Inc. to execute this instrument on its behalf by himself as such Authorized Agent.

Witness by hand and seal this 31st day of July, 2015.

_____
Notary Public

My commission expires: 10/23/18

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument prepared by:
Realty Title and Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 140
Hendersonville, TN 3705

EXHIBIT A – LEGAL DESCRIPTION

Being a parcel of land in the First Precinct of the Tenth Councilmanic District of Davidson County, City of Goodlettsville, Tennessee, and shown as part of Parcel 055 on Davidson County Property Map 7, and being described as tract one according to a survey of George C. Gregory, Registered Land Surveyor No. 1331, dated February 28, 1997 and known as project no. 97-103, as follows:

Beginning at an existing concrete highway monument in the east margin of Baker Station Road, said point of beginning being northerly 195.93 feet more or less from the east margin of Springfield Highway (Dickerson Pike) (US Highway No. 41) as measured along said east margin of Baker Station Road and also being the northwest corner of property conveyed to Viola Krantz of record in Deed Book 9693, page 763, Register's Office for Davidson County, Tennessee, and shown as parcel 176, in Davidson County Property Map 7, and also being the southwest corner of parcel being described thence North 25 degrees 13 minutes 20 seconds West 102.03 feet with said east margin of Baker Station Road to an existing concrete monument; thence North 16 degrees 54 minutes 28 seconds West 215.61 feet; continuing with said east margin of Baker Station Road to an iron pin set in survey the southwest corner of Tract 2 in the Northwest corner of the parcel being described thence North 58 degrees 44 minutes 21 seconds East 514.16 feet to an iron pin set this survey at a point of change of direction in the North line of this parcel; being described thence North 61 degrees 27 minutes 51 seconds East 548.11 feet to an iron pin set this survey at a point of change of direction in the North line of the parcel being described; thence North 42 degrees 42 minutes 37 seconds East 459.80 feet to an iron pin set this survey at a point of change of direction in the North line of the parcel being described thence South 66 degrees 16 minutes 17 seconds East 736.08 feet to an existing iron pin a rear corner to Lots 143 and 144 and Fox Chase Meadows Subdivision the southeast corner of Tract 2 and also being the Northeast corner of the parcel being described thence south 03 degrees 15 minutes 23 seconds West 359.30 feet with the rear line of Lots 144 and 145 to an existing iron pin at the base of a 48 inch oak tree thence South 11 degrees 44 minutes 30 seconds East 73.55 feet with the rear line of Lots 145 and 146 to an existing iron pin; (5 feet southeast of a small tree and fence corner) thence North 54 degrees 45 minutes 29 seconds West 891.78 feet with the North line of property conveyed to Jeffrey D. West by deed of record in Book 8860, page 552, Register's Office for Davidson County, Tennessee, for 541.78 feet to an existing iron pin at fence corner; thence with said Viola Krantz property and more or less with a fence as follows: South 42 degrees 42 minutes 37 seconds West 279.83 feet to a point; South 61degrees 27 minutes 51 seconds West 300.25 feet; to an existing iron pin; South 45 degrees 39 minutes 00 seconds West 102.55 feet to an existing iron pin; South 81 degrees 16 minutes 44 seconds West 240.50 feet to an existing iron pin; South 00 degrees 07 minutes 03 seconds West 62.05 feet to an existing iron pin; South 42 degrees 51 minutes 32 seconds West 483.66 feet to the point of beginning.

Included in but expressly excluded from this conveyance is the following described property:

A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee, described as Lot 1 on a survey dated March 31, 2000 by Stephen E. Artz, Registered Land Surveyor License No. 1708, as follows:

Beginning at the concrete monument in the northeasterly margin of Baker Station Road near its intersection with Springfield Highway (US No. 41) a corner to the property conveyed to Anthony H. Myers of record in Book 10842, page 585, Register's office for Davidson County, Tennessee, thence with said margin of said road North 49 degrees 24 minutes 03 seconds West 101.92 feet to a concrete monument thence North 40 degrees 54 minutes 47 seconds West 69.19 feet to a concrete monument thence leaving Baker Station Road, thence North 39 degrees 27 minutes 05 seconds East 233.23 feet to an iron pin; thence North 31 degrees 36 minutes 48 seconds East 222.39 feet to a concrete monument; thence South 24 degrees 06 minutes 22 seconds East 32.91 feet to an iron pin; thence South 18 degrees 45 minutes 10 seconds West 483.74 feet to the point of beginning, containing 0.94 acres, more or less.