BILL GARRETT, Davidson County
Trans:T20150076756 AFFIDAVIT
Recvd: 09/09/15 13:23 4 pgs
Fees:22.00 Taxes:0.00
20150909-0091631

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF ILLINOIS)
)ss
COUNTY OF DUPAGE)

The undersigned, Affiant, being first duly sworn, deposes and states as follows:

1. That I am at least 18 years of age and an employee of Stewart Title Guaranty Company, a Texas Corporation.

2. That I am familiar with certain facts relating to property in Davidson County, Tennessee described as:

BEING LOT NUMBER 91 ON THE PLAN OF RIVERTRACE ESTATES, PHASE I, SECTION II OF RECORD IN BOOK 6900, PAGE 159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE AFORESAID LOT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO FOX RIDGE HOMES, INC., BY DEED FROM JOHN E. CAIN, III, TRUSTEE OF RECORD IN BOOK 9075, PAGE 239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE
AND SUBSEQUENTLY BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO JAMES R. HALBURNT, AN UNMARRIED MAN, BY DEED FROM FOX RIDGE HOMES, INC. OF RECORD IN BOOK 9967, PAGE 627 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,
AND SUBSEQUENTLY BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO JOHN WILLIAM HALBURNT, SINGLE, BY DEED FROM JAMES R. HALBURNT, AN UNMARRIED MAN, OF RECORD AS DOCUMENT NUMBER 20011008-0109099 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

More commonly known as: 2909 Delta Queen Drive, Nashville, TN 37214
Parcel ID Number: 062-02-0A-091.00 (the "Property").

3. That on October 2, 2001, James R. Halburnt, an unmarried man, executed a Warranty Deed conveying the property to John William Halburnt, single, which Warranty Deed was recorded October 8, 2001 as document number 20011008-0109099 in Davidson County Records. (the "Deed of Trust").

4. **That the Warranty Deed contains an error in the legal description of the Property and incorrectly recites the wrong legal description. Warranty Deed attached hereto as "Exhibit A"**

5. That the purpose of this Affidavit is to correct the legal description to read as follows:

BEING LOT NUMBER 91 ON THE PLAN OF RIVERTRACE ESTATES, PHASE I, SECTION II OF RECORD IN BOOK 6900, PAGE 159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE AFORESAID LOT.

6. That this Affidavit is being executed and will be recorded as notice to all persons of the mistake.

Dated: August 26, 2015

AFFIANT:

STEWART TITLE GUARANTY COMPANY

By: _____
Timothy P. Atchison

Its: Employee

STATE OF ILLINOIS)
)ss
COUNTY OF DUPAGE)

Signed and sworn to before me by Timothy P. Atchison, employee of Stewart Title Guaranty Company, in DuPage County, Illinois, on August 26, 2015.

Notary Public

OFFICIAL SEAL
TIKI VELAZQUEZ
Notary Public - State of Illinois
My Commission Expires Aug 20, 2018

Drafted by and return to:
Timothy P. Atchison
Stewart Title Guaranty Company
2055 W. Army Trail Road, Suite 110
Addison, IL 60101

STGC File S023-0241163-14

OFFICIAL SEAL
TIKI VELAZQUEZ
Notary Public - State of Illinois
My Commission Expires Aug 20, 2018

Davidson County DEEDWARR
Recvd: 10/08/01 09:25 2pgs
Fees:13.00 Taxes:395.90

[redacted]
20011008-0109099

WARRANTY DEED

ET-01-1863

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF October, 2001.

Notary Public

MY COMMISSION EXPIRES: 4.4.03
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
John William Halburnt	Bank of the South	
2909 Delta Queen Drive (ADDRESS)	(NAME) 66 East Hill Street (ADDRESS)	062-02-O-A-91.0000
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES R. HALBURNT, AN UNMARRIED MAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN WILLIAM HALBURNT, SINGLE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 91 on the Plan of River Trace Estates, Phase 1, Section 2, Lots:97, 104, 102-108, 110, 113-119, 122-123, 130-134, 163-164, 177-184 as of record in Plat Book 6900, Page 741, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James R. Halburnt by deed form Fox Ridge Homes, Inc. dated February 23, 1996, of record in Book 9967, Page 627, Register's Office for said County.

Subject to restrictions as of record in Book 6851, Page 363, Book 6851, Page 370, Book 6851, Page 390, Book 6982, Page 747, and Book 7030, Page 798, Register's office for said County.

Subject to easements as of record in Plat Book 6900, Page 741 and Deed Book 9967, Page 627, Regsiter's Office for said County.

This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved ( )
This is improved (X) property, known as 2909 Delta Queen Drive, Nashville, Tennessee 37214
(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 my/our hand(s) this 2nd day of October, 2001.

James R. Halburnt
James R. Halburnt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named James R. Halburnt , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October, 2001.

My Commission Expires: 9-9-03

Beverly J. Heathcock
Notary Public

BEVERLY J. HEATHCOCK
NOTARY PUBLIC AT LARGE
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 2nd day of October, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

Return to:
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122