Return To: 15-0395
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150077446 AFFIDAVIT
Recvd: 09/11/15 11:10 2 pgs
Fees:12.00 Taxes:0.00
20150911-0092431

State of Tennessee
County of Sumner

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument # 20140915-0084109 DCROD)

Comes now Realty Title & Escrow Company, Inc. (RTEC), 383 Johnny Cash Pkwy, Suite 140, Hendersonville, Tennessee, 37075, by and through its authorized agent, and states on oath:

1. That RTEC prepared a certain Warranty Deed dated September 11, 2014, wherein John Robert Seaborn, Sr. and wife, Nina E. Seaborn conveyed certain property to Robert N. Moore, Jr.;
2. That said Warranty Deed was recorded with the Register of Deeds for Davidson County, Tennessee, on September 15, 2014, in Instrument # 20140915-0084109;
3. That the legal description in the instrument cited above, through scrivener's error, identifies the incorrect lot number in the first paragraph of the legal description, namely Lot No. 19 rather than the correct number, Lot No. 39, on the Map of Porter Heights, Part Two, of record in Book 1424, Page 79, for the Register's Office for Davidson County, Tennessee;
4. That the error is due to a scrivener's typographical error;
5. That based on information given to RTEC by the parties involved, Lot No. 19 is an incorrect reference;
6. That the correct lot number for the description of the property intended to be conveyed and acquired in said Warranty Deed, which first paragraph is hereby corrected and set forth, is as follows:

Property located in Davidson County, Tennessee and being Lot No. 39, on the Map of Porter Heights, Part Two, of record in Book 1424, Page 79, for the Register's Office for Davidson County, Tennessee.

7. That this affidavit is given to correct and explain the error 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
Attorney

Subscribed and sworn to before me the undersigned on this 1st day of September, 2015.

Notary Public

My commission expires: 10/23/2018

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an authorized agent of Realty Title & Escrow Company, Inc., and that as such authorized agent he is authorized by Realty Title & Escrow Company, Inc., to execute this instrument on its behalf.

Witness my hand and seal this 1st day of September, 2015.

Notary Public

My commission expires: 10/23/2018

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument prepared by:
Realty Title and Escrow Company, Inc.
383 Johnny Cash Pkwy, Ste 140
Hendersonville, TN 37075

#102401