BILL GARRETT, Davidson County
Trans:T20150078620 AFFIDAVIT
Recvd: 09/16/15 10:08 2 pgs
Fees:12.00 Taxes:0.00
20150916-0093828

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument No. 201402060010469, DCROD)

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

1. That Realty Title and Escrow Company, Inc., prepared in part a certain Warranty Deed dated January 31, 2014, wherein Mary Glynn Whittle conveyed certain property to Hershel D. Baxter, Jr. and wife, Patricia Baxter;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No: 201402060010469, on February 6, 2014;
3. That the legal description for the subject property in said Warranty Deed, by scrivener's error, incorrectly identifies Tract 2 of the property conveyed by grantor to grantee;
4. That the correct description of Tract 2 of the property conveyed and acquired in said Warranty Deed, which is hereby corrected, is as follows:

   Tract 2:
   Land in Davidson County, Tennessee, being the **northerly** ½ of Lot No. 1 of Block "E" on the Plan of Woodlawn Estates, of record in Plat Book 843, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

   Said **northerly** ½ of Lot No. 1, of Block "E" as shown on said plan fronts 37 feet on the westerly side of Delaware Avenue and runs back between parallel lines 200 feet to a dead line on which it measures **36** ½ feet thereon.

5. Said tax map and parcel number for Tract 2 is **043-05-0-251.00.**

6. 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 and Escrow Company, Inc.

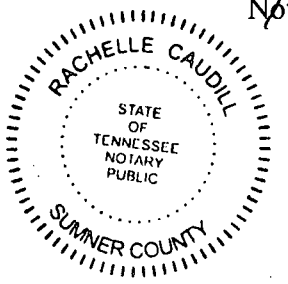
By: _____
Hutch Henderson
Staff Attorney

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 Staff Attorney of Realty Title & Escrow Company, Inc., and that as such Staff Attorney he is authorized by Realty Title & Escrow Company, Inc., to execute this instrument on its behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 24th day of July, 2015.

Rachelle Caudill
Notary Public



My commission expires: 10/23/18

This Instrument Prepared By:
Realty Title and Escrow Services, Inc.
383 Johnny Cash Pkwy, Ste 140
Hendersonville, TN 37075

#66180