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This instrument prepared by:
Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
700 12th Avenue South, Suite 302
Nashville, TN 37203

# AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting a typographical error in the derivation clause referenced in the recorded Warranty Deed and Deed of Trust, in the instrument(s) described herein.

Comes now **Elizabeth M. Fortier**, who, having first been duly sworn according to law, deposes and says:

1. I perform title agency closing & settlement services for and on behalf of The Row Realty & Title, LLC n/k/a The Row Title & Escrow, LLC.

2. On or about July 20, 2015, I prepared a Warranty Deed from Mark A. Wilson, Personal Representative of the Estate of David C. Wilson to Elaine Turner, recorded on July 22, 2015 in the Office of the Register of Deeds of Davidson County, Tennessee as Instrument No. 20150722-0072004 ("Warranty Deed").

3. Simultaneously therewith, I prepared a Deed of Trust from Elaine Turner, Borrower, to The Row Realty & Title, Trustee, on behalf of Farmington Mortgage, A Division of Capstar Bank, Lender, recorded on July 22, 2015 at Instrument No. 20150722-0072005, said Register's Office ("Deed of Trust").

4. Through inadvertence, the date of the Warranty Deed was incorrectly listed in the derivation clause recited on the legal description attached as **Exhibit A** to the Deed of Trust. Additionally, the name of David C. Wilson was misspelled in the derivation clause of both the Warranty Deed and the Deed of Trust. The correct derivation clause should read as follows:

Being the same property conveyed to ELAINE TURNER, AN UNMARRIED WOMAN, by deed from MARK A. WILSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID C. WILSON, of record in Instrument No. 20150722-0072004, dated July 20, 2015, said Register's Office.

Further affiant sayeth not.

Elizabeth M. Fortier

STATE OF TENNESEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Elizabeth M. Fortier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of October, 2015.

Shelby Lambert
NOTARY PUBLIC

