BILL GARRETT, Davidson County
Trans:T20150091329 AFFIDAVIT
Recvd: 10/27/15 10:12 4 pgs
Fees:22.00 Taxes:0.00
20151027-0109112

This instrument prepared from information supplied by the parties by Daniel L. Wischhof, Attorney, PO Box 681416, Franklin, Tennessee 37068

AFFIDAVIT OF SCRIVENER'S ERROR - INSTRUMENT 20030210-0018257

We, the undersigned, being the surviving Grantor and the holders of all beneficial interests in the real property described herein, and being duly sworn, certify the following:

Sarah J. Cobb, joined by her late husband John V. Cobb, executed a Quitclaim Deed to Patricia Staggs, Trustee, reserving a life estate to Grantors and the survivor of them, which Deed is now of record as Instrument 20030210-0018257, Register's Office for Davidson County, Tennessee. John V. Cobb has since died. Clyde Paul Holland, the attorney who prepared said Deed, is now deceased.

Certain language was inadvertently omitted from said deed by its drafter, which was and is necessary to carry out Grantors' full intention in making the conveyance. The granting paragraph, being the first full paragraph of the Deed, should read as follows [correction in bold face]:

> "Sarah J. Cobb and husband, John V. Cobb, Grantors, do by these presents quitclaim and convey the following described parcel of land unto Patricia Staggs, Trustee **of the Sarah J. Cobb Trust, with full power to sell or convey without the joinder of any beneficiary,** Grantee, retaining in Grantors a lifetime estate for and during the term of the natural life of the survivor of said Grantors; with the remainder interest held 1/3 in trust for the joint use and benefit of Timmy Staggs and Christopher Staggs; 1/3 held in trust for the use and benefit of Betty Mabry; and 1/3 held in trust for the use and benefit of Patricia Staggs, which parcel of land is more particularly described as follows, to-wit:"

This instrument is joined by the holders of all beneficial interests in and to said property, in waiver of any interest contrary to that expressed herein, actual or apparent.

Witness our signatures on the date(s) indicated:

Sarah J. Cobb

Sarah J. Cobb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Sarah J. Cobb**, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, executed the within instrument for the purposes therein contained. Witness my hand and seal this date: 6/23/14.

MARY BIRTHRIGHT TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Mary Birthright

Notary Public

My commission expires: 11-3-15

Patricia Staggs

Patricia Staggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Patricia Staggs**, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, executed the within instrument for the purposes therein contained. Witness my hand and seal this date: 6/23/14.

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Mary Birthright

Notary Public

My commission expires: 11-3-15

Timmy Staggs

Timmy Staggs

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named **Timmy Staggs**, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, executed the within instrument for the purposes therein contained. Witness my hand and seal this date: 6/23/14.

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: ~~11-3-15~~ WMO
3-27-18

Christopher Staggs

STATE OF TENNESSEE)
COUNTY OF Davidson))

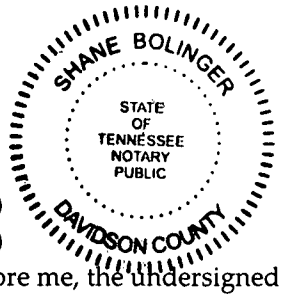
Personally appeared before me, the undersigned Notary Public, the within named **Christopher Staggs**, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, executed the within instrument for the purposes therein contained. Witness my hand and seal this date: July 3, 2014.

Notary Public

My commission expires: 11-3-15

MARY BIRTHRIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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Betty Mabry Reed

Betty Mabry Reed

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named **Betty Mabry Reed, being the same person identified in the original Quitclaim Deed as "Betty Mabry"**, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, executed the within instrument for the purposes therein contained. Witness my hand and seal this date: 6/28/2014.

Shane Bolinger

Notary Public

My commission expires: 5/08/2017