BILL GARRETT, Davidson County
Trans:T20150092147 AFFIDAVIT
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Fees:12.00 Taxes:0.00
20151029-0110042

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903
File # B-RM-14-221

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stephanie Duncan**, hereinafter referred to as Affiant, on this the 28 day of October, 2015, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed executed on September 8, 2015 and recorded on September 17, 2015 in **Instrument No. 20150917-0094342, in the Register's Office for Davidson County, Tennessee** between **Bruce W. Wallace and Viva S. Wallace, husband and wife and Morgan L. Wallace, married (Grantors)** and **Thomas B. Taylor, Jr. and Rhonda C. Taylor, husband and wife and Thomas B. Taylor, III, a single person, as tenants in common with the right of survivorship (Grantees)** as concerns the property commonly known as **1900 Richard Jones Road #V10, Nashville, Tennessee 37215** and being further described as follows:

   A certain condominium located in Davidson County, Tennessee, being Unit No. TH-F-2 of Green Hills Terrace Condominium Apartments, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Green Hills Terrace of record in Book 5304, Page 702, as amended in Book 7841, Page 557 and Book 9830, Page 181, Register's Office for Davidson County, Tennessee, and shown on the Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

2. That the above-mentioned Warranty Deed was recorded with a clerical error in that the amount of the consideration was listed incorrectly as $252,000.00.

3. That the consideration should have been listed as $252,500.00.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Stephanie Duncan, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Stephanie Duncan**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of October, 2015.

NOTARY PUBLIC

My Commission Expires: _____

