Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties

BILL GARRETT, Davidson County
Trans:T20160000612 AFFIDAVIT
Recvd: 01/05/16 08:35 3 pgs
Fees:17.00 Taxes:0.00
20160105-0000658

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee: Sharon V. Ballinger
8016 Meadow View Drive
Nashville, Tennessee 37221

Send tax notice to: Grantee

Map Parcel Number: 117 09 0 089.00

AFFIDAVIT OF SCRIVENER'S ERROR TO EXECUTOR'S DEED

Whereas, this Affidavit is executed to correct a certain Executor's Deed executed by Sharon V. Ballinger, Limited Executrix for the Estate of Ruth Nelson Bearden, and recorded in REGISTER OF DEEDS in Davidson County Instrument No. 20140414-0030923 ("Executor's Deed");

Whereas Russ Cook and Associates, PC, prepared said Executor's Deed and hereby acknowledge that, through inadvertence and due to scrivener's error, an incorrect legal description was stated on said Executor's Deed;

Whereas to correct said legal description, as stated on the Executor's Deed, the complete and correct legal description, as contained in this Scrivener's Affidavit, is to be as follows:

Lot No. 22 on the Map of Woodmont Estate, of record in Book 1130, Page 99, Register's Office for said County, and described as follows:

Said Lot No. 22 fronts 100 feet on the northerly side of Sugar Tree Road and runs back 198.7 feet on the easterly line and 243.8 feet on the westerly line, to a dead line in the rear, which is a broken line, measuring 131.5 feet thereon.

Being part of the property conveyed to A.R. Greene and wife, Annie Lois Greene, by deed from Third National Bank, Trustee, of record in Book 1510, Page 551, said Register's Office.

This conveyance is made subject to restrictions of record in Book 662, page 807, and in Book 1449, page 61, R.O.D.C. Tenn. The plan of record in Book 1130, page 99 shows a 50-foot building line from Sugartree Road and a 10-foot easement along the rear of the lot for public utilities. Easement for flow of Sugar Tree Creek.

Description is taken from prior deed. This improved property is known as 2826 Sugartree Road, Nashville, Tennessee.

The previous and last instrument and prior title is a Warranty Deed recorded in Book 1684, page 365 in the Register's Office in Davidson County, Tennessee, being the same property conveyed to H.C. Verner and wife, Ruth Nelson Verner* by A.R. Greene and wife, Annie Lois Greene. H.C. Verner died on May 16, 1953; a copy of his Death Certificate is attached hereto.

*Ruth Nelson Verner and Ruth Nelson Bearden being the same person.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

Now therefore, I, Russell T. Cook of Russ Cook and Associates, PC do attest and affirm that the above shown legal description is true, complete and correct.

IN WITNESS WHEREOF, I have hereunto set my signature on the 11th day of December, 2015.

Affiant: Russell T. Cook

Approved and attested to as correct:

Estate of Ruth N. Bearden, Deceased

By: Sharon V. Ballinger
Sharon V. Ballinger, Limited Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Russell T. Cook, personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me to on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2015.

Notary Public

My Commission Expires: 10/17/16

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES:
October 17, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sharon V. Ballinger, Limited Executrix, personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me to on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2015.

Notary Public

My Commission Expires: 10/17/16

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES
October 17, 2016