BILL GARRETT, Davidson County
Trans:T20160004724 AFFIDAVIT
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20160119-0005192

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTOR: Lynn E. Capps aka Mary Lynn Capps, as the sole heir-at-law of John Thelma Eastabrooks, deceased

GRANTEE: Susan Rutherford Gianikas and Lillian Marie Gianikas, as joint tenants in common

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Richard Meadows, Section I, as of record in Book 2083, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 32 fronts 50 feet on the easterly side of Oakmont Circle and extends back 206.1 feet on the northerly line and 224.1 feet on the southerly line to the center of Richland Creek, measuring 65 feet thereon.

ADDRESS: 5408 Oakmont Circle, Nashville, Tennessee 37209

I, Christopher M. Corriveau, as an Authorized Agent for Midtown Title, LLC, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

I prepared the Warranty Deed that conveyed the above-described property from Lynn E. Capps aka Mary Lynn Capps, as the sole heir-at-law of John Thelma Eastabrooks, deceased, ("Grantor") to Susan Rutherford Gianikas and Lillian Marie Gianikas, as joint tenants in common ("Grantee"). The said Warranty Deed was executed by the Grantor and delivered to the Grantee on November 13, 2015, and then recorded on November 17, 2015 in Instrument No. 20151117-0116539, Register's Office for Davidson County, Tennessee.

After recordation it has come to my attention that the said Warranty Deed contained a typographical error in the subdivision name was erroneously referred to as Richard Meadows, Section I. The reference to this name is an error and a nullity since the correct name of the subdivision is Section One Richland Meadows.

Therefore, the purpose of this Affidavit is to correct the name of the subdivision shown in the legal description of the Warranty Deed to Section One Richland Meadows

All other matters contained in said Warranty Deed remain the same. Further Affiant sayeth naught.

WITNESS MY HAND on this 12th day of January, 2016.

Christopher M. Corriveau as Authorized Agent for
Midtown Title, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christopher M. Corriveau, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of January, 2016.

Notary Public
My Commission Expires: 10/18/16

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016