BILL GARRETT, Davidson County
Trans:T20160005172 AFFIDAVIT
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Fees:22.00 Taxes:0.00
20160120-0005677

This instrument prepared by & return to:
Joshua R. Hopkins, Esq.
Rubin Lublin TN, PLLC
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

Please cross reference to:
Book 11559, Page 531
Instrument No. 20080606-0058434
Instrument No. 20100119-0004302
Davidson County, Tennessee Register of Deeds

ATTORNEY'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF GWINNETT

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared, Joshua R. Hopkins, attorney, who is well known to me and said person swore under oath and stated as follows:

1.

WHEREAS, I am an attorney licensed to practice law in the State of Tennessee; and

2.

WHEREAS, I have reviewed both the real property/deed and tax records of Davidson County, Tennessee as to certain real property commonly known as: 4928 Hickory Woods E., Antioch, TN 37013, Tax ID/Parcel No. 176-05-0-021.00, (hereinafter referred to as the "Property"), as found on the plat of the Plan of Hickory Woods **East**, Section One, of record in Plat Book 6900, Page 510, in the Register's Office for Davidson County, Tennessee (hereinafter, the "Plat"), said Property being more particularly described in Exhibit "A" attached hereto and made a part hereof; and

3.

WHEREAS, on March 8, 1999, the Property was conveyed to Holigan Homes Tennessee, Ltd. (hereinafter, "Holigan Homes"), via Deed of Correction of record in Book 11399, Page 201, in said Register's Office (hereinafter, the "Correction Deed"). The Correction Deed includes the correct legal description of the Property; and

4.

WHEREAS, on June 30, 1999, the Property was conveyed from Holigan Homes to Ayodele A. Ekadi (hereinafter, "Mr. Ekadi") via Warranty Deed of record in Book 11559, Page 531, in said Register's Office (hereinafter, the "Ekadi Deed"); and

5.

WHEREAS, on May 30, 2008, the Property was conveyed from Mr. Ekadi and wife, Kristin Ekadi to Steffron James (hereinafter, "Mr. James") and wife, Gwendolyn James (hereinafter, "Mrs. James") and J. Mitchell Bowman, Jr. (hereinafter, "Mr. Bowman") via Warranty Deed of record at Instrument No. 20080606-0058434, in said Register's Office (hereinafter, the "James Deed"); and

6.

WHEREAS, on January 15, 2010, the Property was conveyed from Mr. James, Mrs. James and Mr. Bowman to Charles Middlebrooks via Warranty Deed of record at Instrument No. 20100119-0004302, in said Register's Office (hereinafter, the "Middlebrooks Deed"); and

7.

WHEREAS, a review of the Ekadi Deed, the James Deed, and the Middlebrooks Deed has revealed a Scrivener's error in the legal description of the Property as found in each instrument. Specifically, each description recites the name of plan as: "Plan of Hickory Woods", as opposed to the correct plan name of: "Plan of Hickory Woods **East**", as found in the Correction Deed and on the recorded Plat.

8.

THEREFORE, it is clear from reviewing the Correction Deed, the Plat, as well as the chain of title to the Property, as found in the Davidson County deed records, that the complete and correct legal description of the Property which should have been included in the Ekadi Deed, the James Deed, and the Middlebrooks Deed is found in Exhibit "A" attached hereto.

FURTHER AFFIANT SAYETH NOT.

Joshua R. Hopkins
Attorney

Sworn to and subscribed before me this 11 day of January, 2016.

Paige D Laird
Notary Public

My Commission Expires: 5-19-19

PAIGE D LAIRD NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA May 19, 2019

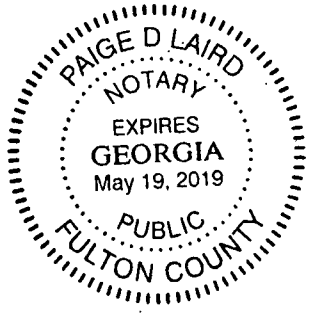
STATE OF GEORGIA
COUNTY OF GWINNETT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua R. Hopkins, with whom I am personally acquainted, (or proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be authorized to execute the foregoing Affidavit and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of January, 2016.

Paige D Laird
NOTARY PUBLIC

My Commission Expires: 5-9-19



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EXHIBIT "A"
PROPERTY DESCRIPTION

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

BEING LOT NO. 98 ON THE PLAN OF HICKORY WOODS **EAST**, SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.