BILL GARRETT, Davidson County
Trans:T20160007088 AFFIDAVIT
Recvd: 01/27/16 11:03 2 pgs
Fees:12.00 Taxes:0.00
20160127-0007804

State of Tennessee
County of Williamson

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument No. 20141001-0090538 DCROD)

Comes now Realty Title & Escrow Company, Inc. (RTEC), 5111 Maryland Way, Suite 101, Brentwood, Tennessee, 37027, by and through its authorized agent, and states on oath:

1. That RTEC prepared a certain Warranty Deed dated September 30, 2014, wherein James K. Florida, Jr. and wife, Sandra Florida, conveyed certain property to Roger E. Roberts and wife, Paulette E. Roberts;
2. That said Warranty Deed was recorded with the Register of Deeds for Davidson County, Tennessee, on October 1, 2014, in Instrument No. 20141001-0090538;
3. That the legal description in the instrument cited above, through scrivener's error, identifies the incorrect lot number, namely Lot No. 252 rather than Lot No. 52, being bought and sold;
4. That the undersigned has conducted an online title examination of the records in the Register of Deeds Office for Davidson County, Tennessee, and does hereby state that there is no instrument of record whereby James K. Florida Jr. and wife, Sandra Florida, has ever owned Lot No. 252 on the Plan of First Revision to Phase 2, Final Plat, Watercrest Townhomes, a Horizontal Property Regime, of record in Book 11190, Page 81, for the Register's Office for Davidson County, Tennessee;
5. That the correct lot number for the description of the property intended to be conveyed and acquired in said Warranty Deed, which description is hereby corrected and set forth in full, is as follows:

   Land in Davidson County, Tennessee, being Lot No. 52, on the Plan of First Revision to Phase 2, Final Plat, Watercrest Townhomes, a Horizontal Property Regime, of record in Book 11190, Page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

6. That this affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

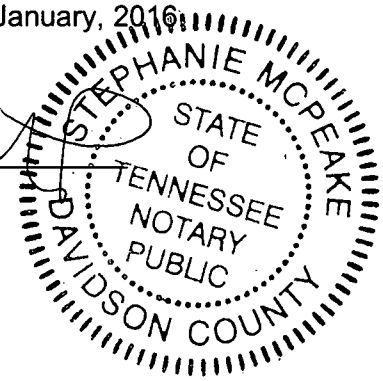
Realty Title & Escrow Company, Inc.

By: _____
Aric D. Hinson
Attorney

Subscribed and sworn to before me the undersigned on this 11th day of January, 2016.

Notary Public

My commission expires: January 11, 2017



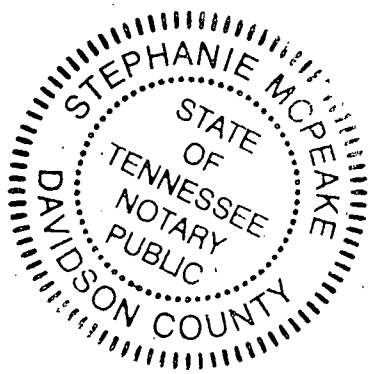
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Aric D. Hinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Attorney of Realty Title & Escrow Company, Inc., and that as such Attorney he is authorized by Realty Title & Escrow Company, Inc., to execute this instrument on its behalf.

Witness my hand and seal at Brentwood, Tennessee, this 11th day of January, 2016.

Notary Public

My commission expires: January 11, 2017



This instrument prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

#49184