BILL GARRETT, Davidson County
Trans:T20160007196 AFFIDAVIT
Recvd: 01/27/16 14:29 2 pgs
Fees:12.00 Taxes:0.00
20160127-0007960

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

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

SCRIVENER'S AFFIDAVIT

Comes now, **John Gleaves,** hereinafter referred to as Affiant, on this 26th day of January, 2016, 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. The affiant is an employee of Rudy Title & Escrow, LLC.

2. On March 10, 2005, Rudy Title & Escrow, LLC prepared a Warranty Deed for real property located at **3629 Valley Vista, Nashville, TN 37205**, executed by **Colleen M. Johnson now Kinkaid** conveying property to **Jennifer E. Boulton and husband, Daniel J. Boulton** recorded in **Instrument Number 20050314-0027869**, Register's Office for **Davidson** County, Tennessee.

3. Said Warranty Deed was recorded with errors:
   a. in that the stated name of the Grantor was stated as Colleen M. Johnson now Kinkaid due to a reported change of name of the Grantor. Because her legal identification had not been changed, Grantor executed the document as "Colleen M. Johnson", and as such,
   b. Notary Acknowledgement of the Grantor acknowledged the signature of "Colleen Johnson Kinkaid".
   c. the Deed did not state that the subject property was not the principal residence of the Grantor and, as such, did not require the joinder of Grantor's spouse.

4. The Notary Public who completed the acknowledgment, Adam LaFevor, is no longer in the employ of Rudy Title & Escrow, LLC;

5. Affiant, John Gleaves, was present during the transaction and has agreed to re-execute the acknowledgment on behalf of the company.

The acknowledgement for the aforementioned instrument is amended to read:

State of TN
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Colleen M. Johnson,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN on this the 10th day of March, 2005.

Notary Public

My Commission Expires: 3-6-18 present 7/24/10

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

6. The Warranty Deed shall be appended to add the following language below the derivation clause:
   Subject property is not the principal residence of the Grantor.

7. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **John Gleaves**, the within named bargainor, 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 28th day of January, 2016.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY