Davidson County AFFIDAVIT
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20160129-0009110

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

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

GRANTORS: Brooke A. Gustafson, an unmarried woman

GRANTEES: Ashawnae Flippo and Sharina Flippo, husband and wife

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, being Unit No. 126 on the plan of Woodridge at Nashboro Village, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and placement of said unit.

ADDRESS: 654 Flintlock Court, Nashville, TN 37217

Comes Jessica Lascelle, first being duly sworn, and deposes and says:

1. I am an Escrow Officer 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.

2. My office prepared and recorded the Warranty Deed to convey the above described property from Brooke A. Gustafson, an unmarried woman ("Grantor") to Ashawnae Flippo and Sharina Flippo, husband and wife ("Grantee"). The said Warranty Deed was executed by the Grantor and delivered to the Grantee on November 30, 2015, and then recorded on December 7, 2015, in Instrument No. 20151207-0122836, Register's Office for Davidson County, Tennessee.

3. It has come to my attention that the said Warranty Deed contains an error in vesting. The reference to Ashawnae Flippo and Sharina Flippo, husband and wife is an error and a nullity since the correct vesting of the Grantors name is Sharina Flippo, a single woman and Gregory D. Flippo, a married man.

4. The purpose of this Affidavit is to correct the vesting error in the said Warranty Deed to reflect that the Grantors intended to convey the above referenced property to Sharina Flippo, a single woman and Gregory D. Flippo, a married man.

5. All other matters contained in said Warranty Deed remain the same.

6. Further Affiant sayeth naught.

WITNESS MY HAND on this 28th day of January, 2016

Jessica Lascele as Escrow Officer for
Midtown Title, LLC.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jessica Lascelle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 2016

Notary Public

My Commission Expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Jessica Lascelle, a notary public for this county and state, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica Lascelle

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

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