BILL GARRETT, Davidson County
Trans:T20160013632 AFFIDAVIT
Recvd: 02/18/16 15:31 5 pgs
Fees:27.00 Taxes:0.00
20160218-0015635

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, personally appeared Andrew B. Renfroe, Attorney at Law (the "Affiant"), who, after being by me first duly sworn, deposes and says as follows:

1. That a written instrument (the "Instrument"), prepared and recorded by Affiant, more particularly described below, has heretofore been recorded in the Office of the Register of Deeds of Davidson County, Tennessee.

    a. Description of Instrument: Quitclaim Deed to property known as 361 Flora Maxwell Road, Nashville, Tennessee 37211.

    b. Date of Instrument: January 27, 2016.

    c. Parties to Instrument: Clarence I. Hight, Jr., Grantor; Vickie Marlene Hight, Grantee.

    d. Recording Information of Instrument: Instrument Number 20160127-0007881 in the Register's Office for Davidson County, Tennessee.

2. That the Instrument, through inadvertence, mistake, and error, contains the following described error (the "Error"):

    The Property Description which appears in Exhibit A to the Instrument incorrectly omits the following language: ". . . pin in a fence corner; thence, with a fence and the south line of a tract owned by HCA as of record in deed book 6554 page 576 R.O.D.C., TN, S 89-45-45 E, 132.154' to an iron pipe . . ."

3. That the following is the correct information to give notice of the error:

    A corrected copy of the Instrument, which includes the information omitted from the recorded Instrument, is attached. This attached copy of the corrected Instrument contains an updated and corrected Property Description and Derivation Clause.

Prepared by: Andrew B. Renfroe

4. This Affidavit is prepared, executed, and recorded pursuant to Tenn. Code Ann. §66-24-101(a)(27) (the "Statute"), for the purpose of giving notice of the Error in the Instrument pursuant to the Statute.

This 18 day of February, 2016.

Andrew B. Renfroe, Attorney at Law

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that Andrew B. Renfroe **, Attorney at Law and Affiant ("Affiant"), personally known to me (or proved to me on the basis of satisfactory evidence), personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.**

Witness my hand and official stamp or seal, this 18th **day of February, 2016.**

JEANINE PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

NOTARY PUBLIC

My Commission Expires: 10/7/19

This Instrument Prepared by:
ANDREW B. RENFROE
Grimmett Law Firm, PLLC
315 Deaderick Street, Ste. 1210
Nashville, TN 37238

ADDRESS NEW OWNER:
Vickie Marlene Hight
6930 Nolensville Rd.
Brentwood, TN 37027

SEND TAX BILL:
Vickie Marlene Hight
6930 Nolensville Rd.
Brentwood, TN 37027

OWNER:
Vickie Marlene Hight

MAP & PARCEL NUMBER:
147-07-0-116.00

QUITCLAIM DEED

I, Clarence I. Hight, Jr., hereby Quitclaim all my rights, title, and interest to Vickie Marlene Hight, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION, INCORPORATE HEREIN

The above legal description is the same as used on the prior deed of record.

This is improved property known as 361 FLORA MAXWELL ROAD, NASHVILLE, TN 37211.

And now I, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Vickie Marlene Hight, her heirs and assigns, forever; to have and to hold; and I, Clarence I. Hight, Jr., covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the _____ day of January, 2016.

Clarence I. Hight, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence I. Hight., Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the _____ day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 0.00 (NONE).

_____
AFFIANT

Subscribed and sworn to before me this _____ day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A

Property Description & Derivation Clause

All that lot, tract, or parcel of real property located in Davidson County, Tennessee, and more particularly described as:

361 Flora Maxwell Road, Nashville, TN 37211:
Beginning at an iron pin in the northerly right-of-way Flora Maxwell Road (25' to centerline) being the southeast corner of a tract owned by Vickie Marlene Hight as of record in instrument #20050413-0061104 R.O.D.C., TN., and being the southwest corner of this tract, thence, With said east line of Hight, N 16-07-00 W, 120.66' to an iron pin in a fence corner; thence, with a fence and the south line of a tract owned by HCA as of record in deed book 6554 page 576 R.O.D.C., TN, S 89-45-45 E, 132.154' to an iron pipe, thence; S 00-34-20 E, 107.61' to an iron pin in the north right-of-way of Flora Maxwell Road, thence, with north right-of-way N 85-32-16 W, 100.04' to the point of beginning containing 0.1906 acres more or less as per a survey by C&K Surveyors dated 1/27/2007 R.L.S. #2395.

Being the same property conveyed to Clarence I. Hight, Jr. and Vickie Marlene Hight by Warranty Deed from Lucy Burnley, Jacqueline Whitlow Jones, Karen Burnley Lloyd, and Wayne Whitlow, as grantors, dated June 13, 2007, of record as Instrument No. 20070613-0070792 in the Register's Office for Davidson County, Tennessee.