BILL GARRETT, Davidson County
Trans:T20160018599 AFFIDAVIT
Recvd: 03/07/16 14:47 1 pgs
Fees:12.00 Taxes:0.00
20160307-0021754

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **BRIAN MITCHELL**, hereinafter referred to as Affiant, on this the 4th day of March, 2016, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant prepared a Warranty Deed dated February 26, 2016 and recorded March 1, 2016, in **Instrument Number 201603010019334 in the Register's Office for Davidson County, Tennessee** between **Gallardia Properties, LLC a Tennessee limited liability company, (Grantors),** and **Ordis D. Copeland and Patti R. Copeland, (Grantees)** in regards to the property described as follows:

Land in Davidson County, Tennessee, being Unit No. 113 on the Plan of Northcrest, Phases One & Two, a Private Element Horizontal Property Regime, as shown in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, as amended, reference to which is hereby made for more complete details of said Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

2. That the above-mentioned Warranty Deed was recorded with an error of Grantee's name(s).

3. That the Grantee should have read **Ordis D. Copeland, Jr. and Patti R. Copeland, husband and wife**.

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Brian Mitchell

BRIAN MITCHELL, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **BRIAN MITCHELL**, the within named Affiant, 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 4th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019