Davidson County AFFIDAVIT
Recvd: 04/26/16 15:10 2 pgs
Fees:12.00 Taxes:0.00
20160426-0040755

This instrument Prepared By:
Tri-Star Title Co., LLC
106 E. College Street
Murfreesboro, TN 37130

SCRIVENER'S AFFIDAVIT

RE: Correction of Quitclaim Deed
dated 2/26/2016 from Ronnie D. Wilkins and wife, Elaine G. Wilkins, Grantors
to Ben Creek Properties, LLC, Grantee,
appearing of record in Instrument No. 20160301-0019506
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Comes now, Eileen Smith, who is General Manager of Tri-Star Title Co., LLC., and whose address is 106 E. College Street, Murfreesboro, TN 37130, and would state as follows:

On the 26th day of February, 2016, I was an employee of Tri-Star Title Co., LLC, one of my duties was to assist in the preparation of various documents, including Deeds, Deeds of Trust, or similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property descriptions.

Recorded in Instrument No. 20160301-0019506, in the Register's Office for Davidson County, Tennessee, is a Quitclaim Deed purporting to describe certain real property that was executed by Ronnie D. Wilkins and wife, Elaine G. Wilkins, as GRANTOR(S) to Bent Creek Properties, LLC, as GRANTEE(S) or Beneficiary. The description, which appears, of record is set forth as follows:

> LAND in Davidson County, Tennessee, being Unit No. 1 on the Plan of Acklen Place Condominiums, of record in Plat Book 5200, page 503, Register's Office for said County, to which plan reference is here made for a more complete description, together with the appurtenant interest in the common elements of Acklen Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6045, Page 173, amended in Book 7011, Page 177 and Book 11237, Page 290, said Register's Office.
>
> Being the same property conveyed to Ronnie D. Wilkins and wife, Elaine G. Wilkins, by Warranty Deed from U. Grant Browning dated August 20, 2009, of record in Instrument No. 20090825-0080118, Register's Office for Davidson County, Tennessee.

The foregoing description contains a scrivener's error in that the above real property description conveys Unit No.1 rather than Unit No. 19. This error was unintentional. The proper legal description which should appear in the instrument recorded in Instrument No. 20160301-0019506, is as follows:

> LAND in Davidson County, Tennessee, being Unit No. 19 on the Plan of Acklen Place Condominiums, of record in Plat Book 5200, page 503, Register's Office for said County, to which plan reference is here made for a more complete description, together with the appurtenant interest in the common elements of Acklen Place Condominiums, a

horizontal property regime established by Master Deed of record in Book 6045, Page 173, amended in Book 7011, Page 177 and Book 11237, Page 290, said Register's Office.

Being the same property conveyed to Ronnie D. Wilkins and wife, Elaine G. Wilkins, by Warranty Deed from U. Grant Browning dated August 20, 2009, of record in Instrument No. 20090825-0080118, Register's Office for Davidson County, Tennessee.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED on this 26th day of April, 2016.

Eileen Smith
EILEEN SMITH

OATH AND ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me the within named Eileen Smith, of Murfreesboro, TN, who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error herein described.

Witness my hand and official seal this 26th day of April, 2016

Meagan Underhill
NOTARY PUBLIC
My commission expires:

MEAGAN KRISTINE UNDERHILL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
Personally appeared before me, Meagan Underhill, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Meagan Underhill
Notary's Signature

My Commission Expires: 6-19-16

Notary Seal:

MEAGAN KRISTINE UNDERHILL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY