BILL GARRETT, Davidson County
Trans:T20160049313 AFFIDAVIT
Recvd: 06/10/16 11:17 2 pgs
Fees:12.00 Taxes:0.00
20160610-0058941

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

information furnished by the parties.

Address New Owner(s)
Janet D. Holt, Trustee
6456 Murray Lane
Brentwood, TN 37027

Send Tax Bills to:
Same

Map-Parcel No.
008 00 0 113.00

Scrivener's Affidavit of Correction

The purpose of this document is to correct legal description of Quitclaim Deed from Janet D. Holt, Executor of the Estate of James Demonbreun, deceased, Probate Court of Robertson County, Tennessee, Case No. 2015-CV-506, Grantor, to Janet D. Holt, Trustee of the Audrey Sue Demonbreun Special Needs Trust, Grantee, of record in Instrument No. 20160329-0029140.

The correct legal description should read:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made June 12, 1971 by John R. Alley, Surveyor, as follows:
BEGINNING at a post in the easterly margin of U.S. Highway 431 or the Whites Creek Pike, a corner to Patterson and the most southerly corner of this land; thence with said highway margin north 45° 45' west 185 feet to a post, a corner to James Demonbreun; thence with the line of said Demonbreun north 44° east 200 feet to a point and north 43° west 158 feet to a post, a corner to said Demonbreun and Tract 2 of this survey; thence with thence with the line of said Tract 2 north 45° 30' east 1,188 feet to a stake and south 85°15' east 338 feet to a stake, a corner to said Tract 2 in the line of H. H. Raines; thence with the line of said Raines as follows: south 4° 20' west 165 feet to a stake; north 85° 45' west 239 feet to a 30 inch red oak tree and south 40° 15' west 222.5 feet to an iron pin, a corner to said Raines and aforesaid Patterson; thence with a fence and the line of said Patterson, south 38°45' west 1,118 feet to the beginning, containing 8.55 acres, more or less.

Being the same property conveyed to Janet D. Holt, Executor of the Estate of James Demonbreun, deceased, Probate Court of Robertson County, Tennessee, Case No. 2015-CV-506, by deed from Janet D. Holt, Trustee under the Revocable Trust Agreement of James Demonbreun and Audrey Sue Demonbreaun, dated July 14, 2015, of record in Instrument No. 20160329-0029139, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

BEING A tract of land lying in the 1st Councilmanic District of Nashville, Davidson County, Tennessee, and being Lot 1 of the Audrey Sue Subdivision as of record in Plat Book 26, Page 811, Register's Office, Davidson County, Tennessee, the said lot being located on the easterly side of Whites Creek Pike (U.S. 431) opposite an intersection with the said pike and Baxter Road and being more particularly described as follows:

Beginning at a fence post old, the said post being located in the easterly right-of-way of said pike, the said post also being the most westerly corner of the R. Jack Freeman property, as of record in Book 8230, Page 836, R.O.D.C., TN; thence, with the said right-of-way, north 46° 24 min. 29 sec. west, 30.10 feet to an iron pin set, the said pin being a common corner with Lot 2 of the said subdivision Y; thence, with a common line between the said Lot 1 and Lot 2, the following bearings and distances; thence, north 38° 50 min. 21 sec east 899.08 feet to an iron pin new; thence, north 54° 30 min. 25

sec west, 205.27 feet to an iron pin new, the said pin being located in the southerly line of the Michael F. Goosetree property, as of record in Book 11429, Page 517, R.O. D. C., TN; thence, with the said Goosetree property, the following bearings and distances; thence north 45° 34 min. 32 sec east, 528.86 feet to an iron pin new; thence, south 85° 15 min 00 sec east, 338.00 feet to an iron pin new, the said pin being in the westerly line of the National Horseshoe Pitchers Foundation, as of record in Book 10305, Page 464, R.O.D.C., TN; thence, with the said Foundation property, the following bearings and distance; thence south 04° 20 min. 00 sec. west, 165.00 feet to an iron pin new; thence, north 85° 51 min. 16 sec west, 236.78 feet to a 30" Oak tree old; thence south 40° 20 min. 21 sec west, 222.50' feet to an iron pin new, the said pin being a common corner with the said freeman property; thence, with the said Freeman Property, south 38° 50 min. 21 sec west, 1,111.08 feet to the point of beginning.

Signed on June 7, 2016.

Chelle Guidry

Chelle Guidry, Scrivener

State of Tennessee
County of Sumner

Personally appeared before me, Chelle Guidry, Scrivener, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell

Notary Public

My commission expires: 7/24/19

