Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
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Davidson County	AFFIDAVIT
Recvd: 07/11/16 13:13	2 pgs
Fees:12.00 Taxes:0.00	
20160711-0070729	

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson

Comes now, Venikkia Cunningham, a principal, or employee, of Fearnley, Martin, & McDonald, PLLC, and avers as follows:

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 201605190049983.

2) That the Grantor(s) in said document was Judy N. Lawrence.

3) That the Grantee(s) in said document was Urban Properties LLC, a Tennessee Limited Liability Company.

4) That the date of execution of said document was 05/17/2016.

5) The real property affected by the said document is municipally known as 1204 Rosebank Ct. located in the city/town of Nashville, Davidson County, Tennessee.

6) That due to scrivener's error or oversight, said document was recorded with the following error in the legal description:

Plat Book and Page was erroneously referenced to as Plat Book 2123, Page 38, Register's Office for Davidson County, Tennessee.

7) That the above mentioned error is corrected to replace the erroneous legal description in said document with the following:

LAND in Davidson County, Tennessee, being Lot No. 9 on the plan of Rosewood Heights, Section I, of record in Book 2133, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 76.6 feet on the easterly margin of Rosebank Court and extends back 220.2 feet on the northerly line and 232.5 feet on the southerly line which is a broken line to a dead line in the rear, measuring 28 feet thereon.

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 30th day of June, 2016.

Venikkia Cunningham

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 30th day of June, 2016, before me, the undersigned officer, personally appeared Venikkia Cunningham known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019