SCRIVENER'S AFFIDAVIT

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

The undersigned Affiant, Deanie L. Gregory, Attorney-at-Law, of 200 Madison Street, Madison, Tennessee 37115, did prepare a certain Warranty Deed dated March 9, 2016, executed by **Mindy Gates,** Grantor, conveying certain property described therein to **"IRA Innovations LLC fbo IRA Account # 2102594", Grantee,** which Warranty Deed is of record as **Instrument No. 20160314-0023967,** recorded in the Register's Office of Davidson County, Tennessee.

It has come to the attention of the undersigned Affiant, Deanie L. Gregory, that errors were made in the preparation of said Warranty Deed as follows: (1) The tax Map and Parcel No. shown on said Warranty Deed is 05205005000; however, the correct Map and Parcel No. for the property described in said Warranty Deed, and the Affiant's intended Map and Parcel for said Warranty Deed is 05205004900. (2) Further, said Warranty Deed was in error due to the indication on said Deed that the property is "Unimproved property" known as 427 Emmitt Avenue, Madison, TN 37115. The undersigned Affiant intended to indicate on said Warranty Deed that the property therein described is "improved property" known as 425 Emmitt Avenue, Madison, TN 37115.

Therefore, the sole purpose of this Affidavit is to correctly reflect the accurate map and parcel number on said Warranty Deed, and to correctly reflect on said Warranty Deed the indication that the property is **improved property,** and is known as 425 Emmitt Avenue, Madison, TN 37115, and this Affidavit has been executed and is being submitted for recording for those purposes only.

Deanie L. Gregory, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me, the undersigned Notary Public in and for the above stated County and State, this the 22nd day of July, 2016.

Notary Public

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11/5/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above County and State, the within named Deanie L. Gregory, the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official at office at Madison, Tennessee, this the 22nd day of July, 2016.

My commission expires:
11/5/2019

Notary Public

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20160063656 AFFIDAVIT
Recvd: 07/25/16 10:24 1 pgs
Fees:12.00 Taxes:0.00
20160725-0076160