THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1831

Davidson County AFFIDAVIT
Recvd: 08/02/16 08:14 3 pgs
Fees:17.00 Taxes:0.00
20160802-0079351

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTORS: Esther F. Brown, as the sole heir at law for George T. Fishback, deceased

GRANTEES: Frank Chip Maxwell, III

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, being the Southerly part of Lot No. 49 on the Map of J. B. Davis Subdivision as of record in Book 161, Page 123, Register's Office for said County, and more particularly described as follows:

Beginning at an iron pin located 107 feet South from the Southeast intersection of the margins of Herman Street and 24th Avenue, North, running thence South 84 deg. 18' E 102.5 feet to an iron pin, thence South 11 deg. 49' E 44 feet to a point located in the North margin of an alley, thence with the North margin of said alley South 78 deg. 8' W 117 feet to an iron pin; thence along the East margin of 24th Avenue, North, North 2 deg. 45' E 55 feet to an iron pin, the point of beginning.

Being the same property conveyed to Frank Chip Maxwell, III, by Warranty Deed from Esther F. Brown, as the sole heir at law for George T. Fishback, deceased, dated June 30, 2016, of record in Instrument No. 20160701-0067933, Register's Office for Davidson County, Tennessee.

ADDRESS: 820 24th Avenue North, Nashville, Tennessee 37208

Comes Christopher M. Corriveau, first being duly sworn, and deposes and says:

1. I am an Authorized Agent for Midtown Title, LLC, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief.

2. My office prepared the Warranty Deed that conveyed the above-described property from Esther F. Brown, as the sole heir at law for George T. Fishback, deceased ("Grantor") to Frank Chip Maxwell, III, ("Grantee"). The said Warranty Deed was executed by the Grantor and delivered to the Grantee on June 30, 2016, and then recorded on July 1, 2016 in Instrument No. 20160701-0067933 in the Register's Office for Davidson County, Tennessee.

3. It has come to my attention that the said Warranty Deed contains a typographical error in that it purports to convey the above-referenced property to Frank Chip Maxwelll rather than Frank Chip Maxwell, III. The reference to Frank Chip Maxwelll is an error

and a nullity since the correct spelling of the Grantee's name is Frank Chip Maxwell, III.

4. The purpose of this Affidavit is to correct the typographical error in the said Warranty Deed to reflect the Grantors intent to convey the above-referenced property to Frank Chip Maxwell, III.

5. All other matters contained in said Warranty Deed remain the same.

6. Further Affiant sayeth naught.

WITNESS MY HAND on this 1st day of August, 2016.

Christopher M. Corriveau as Authorized Agent
for Midtown Title, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christopher M. Corriveau, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2016.

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Notary Public
My Commission Expires: 7-4-2018

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. Corr
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Jessica Lascelle, a notary public for this county and state, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica Lascelle
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct 12, 2016