This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

BILL GARRETT, Davidson County
Trans:T20160082960 AFFIDAVIT
Recvd: 09/21/16 14:03 2 pgs
Fees:12.00 Taxes:0.00
20160921-0099579

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **John Gleaves**, hereinafter referred to as Affiant, on this 19th day of September, 2016, and after first being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Affiant prepared a Warranty Deed from **Herberlene Nesbitt Blair** (Grantor) to **Joseph Lee Perry and Jannie Carter Williams** (Grantees), of record in **Instrument No. 20150710-0067174**, in the Register's Office for Davidson County, Tennessee.

2. Said legal description contained typographical errors and was missing information.

3. That Affiant makes this affidavit for the purpose of correcting the errors in the legal description.

4. That the correct legal description is as follows:

Land in Davidson County, Tennessee, and being part of Lot No. 113 on Block 6 of Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County, and being more fully described as follows, to-wit:

BEGINNING at a point in the southerly margin of Alameda Street, at the northwest corner of the property condemned by the State of Tennessee, a certified copy of the decree of condemnation being of record in Book 4261, Page 941, said Register's Office; thence with the margin of said Street, easterly 42.32 feet to the northeasterly corner of Lot No. 113; thence with the easterly line of said lot, southerly 140 feet to a point in the northerly margin of an alley; thence with the alley westerly 50 feet to the common southerly corner of Lots Nos. 113 and 114; thence with the line between said lots, northerly 130.01 feet to the southerly corner of the property taken by the State of Tennessee above referred to; thence North 29 deg. 13 min. 43 sec. west along the southwesterly boundary of said property, 12.50 feet to the point of beginning.

SAID property is subject to easement set out in the decree in the Circuit Court under Rule No. A 4706, a certified copy of which is of record in Book 4261, Page 941, said Register's Office.

Being the same property conveyed to Joseph Lee Perry and Jannie Carter Williams, tenants in common with right of survivorship by Warranty Deed from Herberlene Nesbit Blair, dated July 6, 2015, recorded July 10, 2015, of record in Instrument No. 20150710-0067174, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Herbert Nesbitt and Herberlene Nesbitt by Installment Deed from Julia L. Mallernee, a widow, and Jack J. Cohen and wife, Bessie D. Cohen, dated April 15, 1972, recorded May 3, 1972, of record in Book 4598, page 350, said Register's Office. The said Herbert Nesbitt having since died on February 9, 2000, leaving a Last Will and Testament, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and assigned Dockett No. 01P-310, and in accordance with the provisions of said Last Will and Testament, the interest held by Herbert Nesbitt was bequeathed to Herberlene Nesbitt Blair. See Also Affidavit of Inheritance of record in Instrument No. 20020604-0067213, said Register's Office.

This conveyance is subject to:
- **Taxes for the year 2015.**

• Plan of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee.
• Easement of record in Book 4261, Page 941, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

5. This Affidavit is made to correct typographical errors as a result of a scrivener's error and not the intentional acts of the parties.

John Gleaves, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **John Gleaves**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 2016.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019