RECORDING INFORMATION	MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00.
BILL GARRETT, Davidson County Trans:T20160092787 AFFIDAVIT Recvd: 10/20/16 13:38 2 pgs Fees:12.00 Taxes:0.00 20161020-0111024	PREPARED BY AND RETURN TO: Riggs Davie PLC 201 Fourth Avenue North Suite 1870 Nashville, TN 37219

AFFIDAVIT OF SCRIVENER'S ERROR – QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, CASEY W. RIGGS, being duly sworn, make oath as follows:

1. I am a member of Riggs Davie PLC, a Tennessee professional limited liability company.

2. In my role as member of said company, I prepared that certain Quitclaim Deed executed by JOHN FRANKLIN BAKER, JR., TRUSTEE OF THE JOHN FRANKLIN BAKER, JR. REVOCABLE TRUST AGREEMENT DATED FEBRUARY 17, 2014 and GLORIA ANN MARAKIS BAKER, TRUSTEE OF THE GLORIA ANN MARAKIS BAKER REVOCABLE TRUST AGREEMENT DATED FEBRUARY 17, 2014 (collectively, the "Grantor") to ANDREW PHILLIP WINECOFF and POLYXENA ANN BAKER WINECOFF, husband and wife, dated May 16, 2016, and recorded May 16, 2016, as Instrument No. 20160516-0048540, in the Register's Office for Davidson County, Tennessee (the "Deed").

3. On page one (1) of the Deed, the Map/Parcel is listed as "Part of 056.00 35," which is an error. The actual Map/Parcel should read "Part of 056.00 34."

4. In addition, "JOHN FRANKLIN BAKER, JR." is misspelled as "JOHN FRANLIN BAKER" or JOHN FRANLKIN BAKER" in (5) five places on the deed, two (2) instances on page one (1) of the deed, two instances on Exhibit A of the deed, and one instance on the signature page to the deed. The correct spelling is "JOHN FRANKLIN BAKER, JR."

5. In addition, "REVOCABLE TRUST" is misspelled as "RECOVABLE TRUST" in three (3) instances on page one (1) of the deed, on the signature page, and on Exhibit A to the deed.

6. This Affidavit of Scrivener's Error is made, executed and recorded to provide notice of the errors described above.

IN WITNESS WHEREOF, I have executed or caused to be executed this Affidavit of Scrivener's Error as of the 20th day of October, 2016.

Casey W. Riggs

Sworn to and subscribed before me this 20th day of October, 2016.

Theresa Mayers
Notary Public
My Commission Expires: 11-5-18

