BILL GARRETT, Davidson County
Trans:T20160092910 AFFIDAVIT
Recvd: 10/20/16 15:42 4 pgs
Fees:22.00 Taxes:0.00
20161020-0111144

Prepared by:
Wagon Wheel Title
202 South 11th Street
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, Steven T. Morris, being first duly sworn, deposes and makes oath as follows:

I prepared the following documents:

1. Warranty Deed dated July 13, 2015, from Robert Laura, unmarried, and Edward Purtscher, unmarried, to Matthew Rhoden and Joanne Rhoden, husband and wife, which was recorded at Instrument No. 20150716-0069667, Register's Office for Davidson County, Tennessee.

The legal description of the real property contained in the above-referenced instrument contained an error. The correct legal description is attached hereto as Exhibit A. A letter from the Metropolitan Assessor describing the error is attached as Exhibit B.

Therefore, in order to comply with the intentions of the parties to said instruments, the legal description of real property attached hereto as Exhibit A is hereby substituted in its entirety for the legal description originally contained in the above-referenced instrument.

Witness my hand this 20th day of October, 2016.

Steven T. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven T. Morris, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of October, 2016.

Notary Public

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 114, Parts of Lots 113 and 115 of J. S. Williams Addition of record in Plat Book 6050, Page 576, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

EXHIBIT B

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

GEORGE L. ROOKER, JR.
METROPOLITAN ASSESSOR

DIVISION OF ASSESSMENTS
REAL & PERSONAL PROPERTY

8/18/2015

815 Boscobel St.

DUPLICATE

WAGON WHEEL TITLE
202 S 11TH ST
NASHVILLE, TN 37206

RE: Map & Parcel 08216029300

Dear WAGON WHEEL TITLE,

Your office recorded a warranty deed 20150716 0069667 in the Register of Deeds office which was recorded on 7/16/2015, it is showing an error in the legal description.

LOT 1 RESUB LOT 114 PT 113&115 J.S. WILLIAMS ADDN is the correct legal. The deed has LOT 1 RESUB LOT 114 PT 113&115 J.B. WILLIAMS ADDN.

You may wish to make the necessary corrections and file a scrivener's affidavit. This will help to ensure that there is no break in the title or problems with future transfers. It will also help to ensure that the proper party is showing in title in our office.

If you have any questions concerning this matter feel free to contact me at 615-862-6065. At that time we can and will correct the ownership.

Sincerely,

Jackie R. Ridgway
Adminstrative Services Officer
Deeds Division
Jackie.Ridgway@nashville.gov
615-862-6064
615-862-6057 fax