BILL GARRETT, Davidson County
Trans:T20160093098 AFFIDAVIT
Recvd: 10/21/16 10:07 2 pgs
Fees:12.00 Taxes:0.00
20161021-0111333

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

AFFIDAVIT

State of Tennessee
County of Davidson

Comes now, **Elberta Hambright also known as Alberta Hambright**, hereinafter referred to as Affiant, on this 18th day of October, 2016, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant was the Grantee on a **Warranty Deed filed for record on January 26, 1987 in Book 7117, Page 426**, Register's Office for Davidson County Tennessee whereby the Grantee received the property described as follows:

   Land in Davidson County, Tennessee, and being described as follows, to wit:

   Being the southerly 10 feet of Lot 315 and the northerly 20 feet of Lot 316 of McGavock, Wetmore and Other's Addition, of record in Book 21, Page 23, Register's Office for said County. Said lots join and front 30 feet on the easterly side of Arthur Avenue and extend back between parallel lines 150 feet to an alley.

2. That said Warranty Deed contained an error in that it did not contain the full legal description for the property commonly known as 1624 Arthur Avenue, Nashville, TN 37208.

3. That the correct legal description for the property commonly known as 1624 Arthur Avenue, Nashville, TN 37208 is as follows:

   Land in Davidson County, Tennessee, and being described as follows, to wit:

   Being the southerly 10 feet of Lot 315 and the northerly 20 feet of Lot 316 of McGavock, Wetmore and Other's Addition, of record in Book 21, Page 23, Register's Office for said County. Said lots join and front 30 feet on the easterly side of Arthur Avenue and extend back between parallel lines 150 feet to an alley.

   Land in Davidson County, Tennessee, and being the southerly 30 feet of Lot 316 on the Plan of McGavock's Addition, of record in Book 21, Page 23, Register's Office for said County. Said part of said lot fronts 30 feet on the easterly side of Arthur Avenue and runs back between parallel lines 150 feet to an alley.

   Included in the above description, but expressly excluded from this conveyance is that portion of property conveyed to the State of Tennessee for the use and benefit of the Department of Highways, by Deed from Ione B. Goodpasture of record in Book 4239, Page 707, Register's Office for Davidson County, Tennessee and described as follows:

   Beginning at the apparent common corner between the northerly 20 feet and the southerly 30 feet of Lot 316 on the Plan of McGavock's Addition, as of record in Book 21, Page 23, Register's Office for said County, said Addition as of record in Book 21, Page 23, Register's Office for said County. Said common corner being located by survey South 47 deg. 30 min. 29 sec. East

271 feet along the westerly margin of an alley from its intersection with the southerly margin of Jane Street; thence continuing with the westerly margin of said alley and the easterly boundary of said Lot 316, South 47 deg. 30 min. 29 sec. East 30 feet to the apparent common corner of Lots 316 and 317 in the aforesaid subdivision; thence with the common line between said Lots 316 and 317 South 42 deg. 33 min. 42 sec. West 34.62 feet to a point; thence North 1 deg. 37 min. 04 sec. East 45.78 feet to the point of beginning, containing 519 square feet, more or less.

4. That Affiant has owned and occupied the entire property described above continuously since 1987.

5. That Affiant has paid the property taxes for the entire property described above since the time of purchasing it.

6. That Affiant has never had a boundary dispute with a neighbor since owning the property.

7. That the property lines are visually recognizable and marked by an approximately _____ year old fence.

8. That Affiant makes this Affidavit for the purpose of correcting the legal description.

9. Further Affiant sayeth not.

Alberta Hambright
Elberta Hambright a/k/a Alberta Hambright

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Elberta Hambright a/k/a Alberta Hambright, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2016.

Memorie White
Notary Public

My Commission Expires:

7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY