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

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

Comes now, **Nathan Keith,** hereinafter referred to as Affiant, on this 4th day of November, 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. The affiant is an employee of Rudy Title & Escrow, LLC.

2. Rudy Title & Escrow, LLC prepared a Warranty Deed for real property located at **802 Bixler Avenue, Madison, Tennessee 37115**, whereby **Joseph A. Vido, II** conveyed said property to **Patrick B. Ward,** recorded on **July 29, 2016** in **Instrument Number 20160729-0078440**, Register's Office for **Davidson** County, Tennessee.

3. Said Warranty Deed was recorded with an error of omission in that page 2 was missing the date of execution.

The appropriate Grantors' date of execution of said Warranty Deed located on page 2 is hereby amended to read as follows:

WITNESS MY/OUR HAND(S) THIS THE 27TH DAY OF JULY, 2016.

4. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not he intentional acts of the parties.

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, **Nathan Keith**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of November, 2016.

Notary Public

My Commission Expires:

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

BILL GARRETT, Davidson County
Trans:T20160098790 AFFIDAVIT
Recvd: 11/08/16 09:58 1 pgs
Fees:12.00 Taxes:0.00
20161108-0118101