BILL GARRETT, Davidson County
Trans:T20160112289 AFFIDAVIT
Recvd: 12/21/16 10:39 1 pgs
Fees:12.00 Taxes:0.00
20161221-0134023

THIS INSTRUMENT PREPARED BY AND RETURN TO: 10-A
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, Dwight A. Farris and Kella S. Farris, Husband and Wife, ("Grantor") conveyed to John P. Stauffer and Emilie N. Stauffer, Husband and Wife, ("Grantee") by a Warranty Deed dated November 9, 2016 of record in Instrument No. 20161110-0119004 and filed for record, in the Register's office of Davidson County, Tennessee, the property commonly known as 953 Glendale Lane, Nashville, TN 37204; and

WHEREAS the property conveyed was described as:

Land in 16th Civil District, formerly the 7th Civil District, of Davidson County, Tennessee, being parts of Lot Nos. 14 and 15 of the W.W. Wilkinson Subdivision, a plat of which is of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, and part of Lot Nos. 32 and 33 of the Oak Hill Subdivision No. 1, a plat of which is of record in Book 547, Page 49, Register's Office for Davidson County, Tennessee, described as follows:

WHEREAS a "scrivener's error" was made wherein the middle initial is incorrect for the Grantee of the improved property described in said Warranty Deed.

NOW THEREFORE, I, John Gregory Hardeman, ("Affiant") make the following statements:

I am an attorney at law, licensed under the laws of the State of Tennessee and handled the transaction wherein, Dwight A. Farris and Kella S. Farris, Husband and Wife, ("Grantor") conveyed to John P. Stauffer and Emilie N. Stauffer, Husband and Wife, ("Grantee"). I was made aware of the middle initial is incorrect, and this was the result of a "scrivener's error" by the Affiant or a member of my staff and it was my intention in the said Warranty Deed for the Grantee's name to read as follows:
Emilie W. Stauffer

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 the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

John Gregory Hardeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Gregory Hardeman, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand and official seal this 19th day of December, 2016.

Bonita Martin
Notary Public

My commission expires

BONITA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 10, 2019

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A