Davidson County	AFFIDAVIT
Recvd: 01/05/17 14:41	2 pgs
Fees:12.00 Taxes:0.00	
20170105-0001512	

SCRIVENER'S AFFIDAVIT

(Reference to Deed of Trust of record Book 11140, Page 407, Davidson County Register of Deeds)

Comes now Guaranty Title & Escrow Co., by and through its authorized agent, and states on oath as follows:

1. That Guaranty Title & Escrow Co. prepared a certain Warranty Deed wherein **Lesa C. Burgess,** conveyed certain property to **Chad W. Coulthard and wife, Karey Coulthard**;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in **Book 11140, Page 407,** on October 5, 1998;
3. That the legal description of the property being conveyed in said Warranty Deed, through scrivener's error, incorrectly references the property as "Lot No. 33 on the Plan of Colonial Village";
4. That the correct legal description of the subject property, which legal description is hereby corrected, is as follows:

> **Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Colonial Village, of record in Plat Book 1424, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

5. That this affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

GUARANTY TITLE & ESCROW CO.

By: Lori Holloway

Its: President

Subscribed and sworn to before me the undersigned on this 5th day of January, 2017.

Kelsie Holloway

Notary Public

My commission expires: 8-16-20

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Lori Holloway, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the President of Guaranty Title & Escrow Co. and the he/she is authorized to execute this instrument on behalf of Guaranty Title & Escrow Co. as such President.

Witness my hand and seal this 5th day of January, 2017.

Kelsie Holloway

Notary Public

My commission expires: 8-16-20

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

This instrument prepared by:
The Law Office of Ryan Trammel, PLLC
P.O. Box 683
Lebanon, TN 37088-0683

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

