BILL GARRETT, Davidson County
Trans:T20170002973 AFFIDAVIT
Recvd: 01/11/17 15:18 2 pgs
Fees:12.00 Taxes:0.00
20170111-0003372

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

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Charles Smith**, hereinafter referred to as Affiant, on this the 9th day of January, 2017, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant is employed Rudy Title and Escrow, LLC located at 2012 21st Avenue South, Nashville, TN 37212.

2. That on October 23, 2002, Rudy Title and Escrow prepared a **Warranty Deed** for certain real property commonly known as **1808 Beechwood Avenue, Nashville, Tennessee 37212,** whereby **Mary E. Adamson** conveyed said property to **Robert S. Daniel, III and Sally P. Daniel**, recorded in **Instrument No. 20021105-0135728**, Register's Office for **Davidson** County, Tennessee, dated October 23, 2002 and recorded on November 5, 2002.

3. That the **Warranty Deed** of record in **Instrument No. 20021105-0135728** was recorded with the incorrect legal description.

4. That the legal description in said **Warranty Deed** of record in Instrument **No. 20021105-0135728** is hereby amended to read as follows:

> **Land in Davidson County, Tennessee being the westerly half of Lot No. 211 on the Plan of Belmont Land Company's plan of Lots called Belmont Heights of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.**

5. Furthermore, that the **Warranty Deed** of record in **Instrument No. 20021105-0135728, Register's Office for Davidson County, Tennessee**, was mistakenly recorded without the date, county and state on the grantor acknowledgement on page two.

6. That the **Warranty Deed** of record in **Instrument No. 20021105-0135728, Register's Office for Davidson County, Tennessee**, is hereby corrected to include the following with regard to the grantor acknowledgement on page two:

> **State of Tennessee**
> **County of Davidson**
>
> **Witness my hand and official seal, this 23rd day of October, 2002.**

7. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Charles Smith, Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Charles Smith**, 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 9th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 8/20/19

