BILL GARRETT, Davidson County
Trans:T20170008707 AFFIDAVIT
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20170130-0009851

Prepared By:
CBC TITLE & ESCROW
813 S. BROADWAY
PORTLAND, TENNESSEE 37148
(615)323-1070

SCRIVENER'S AFFIDAVIT

Comes now, Jessica Hunter, who being duly sworn does say and affirm the following:

My Name is Jessica Hunter, an employee of CBC Title & Escrow, Portland, Tennessee. The purpose of this affidavit is to correct a scrivener's error in the Quitclaim Deed described as follows:

Quitclaim Deed from S & E Enterprises of Simpson County, LLC to J & S Restorations, LLC of record in Instrument No: 20170113-0004409, Register's Office for Davidson County, Tennessee.

The Quitclaim Deed contains a Scrivener's error,

The parcel of property known as (1) Tract #2, Map and Parcel #052-03-0 143 should be omitted from legal description and in it's place should be the following parcel:

> (1)Tract #4, Map and Parcel #043-11-0 163
> Land in Davidson County, Tennessee and described as follows: Land in Davidson County, Tennessee, and being lot no. 23, on the Second Revised Plan of Myatt-Eagan Subdivision, of Lot No. 2 and 3 of Anderson Estates, of record in book 1424, page 150, R.O.D.C.
> Said lot No. 23 fronts 133.3 feet on the westerly side of Larchmont Drive and runs back between parallel lines 210 feet to a dead line.
>
> Included in the above description but hereby excluded from this conveyance is the following property: Beginning at a point in the southwest corner of the land s of James T. Conrad and Alfred Rutherford and running along the west boundary line 100 feet to a point; thence north 88 deg. East 210 feet to a point on the east boundary line; thence along east boundary line 100 feet to the southerly boundary line; thence south 88 deg. West along the southerly boundary line 210 feet to the point of beginning, containing .48 acres, more or less.
>
> Being part of the same property conveyed to S & E Enterprises of Simpson County, LLC by Deed from Melissie E. C. Bush, Trustee(also known as Melissie Earlene Conrad Bush, Trustee) and Harold Duncan of record in Instrument #20060714-0084799, Register's Office for Davidson County, Tennessee.

Affirmed this 24 day of January, 2017.

Jessica Hunter

Jessica Hunter

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally, appeared before me, a Notary Public in and for said State and County, **JESSICA HUNTER**, the within named bargainors, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of January, 2017.

Shelia Luckado
Notary Public

My commission expires:
5/20/20

SHELIA LUCKADO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY