BILL GARRETT, Davidson County
Trans:T20170008862 AFFIDAVIT
Recvd: 01/31/17 09:06 4 pgs
Fees:22.00 Taxes:0.00
20170131-0010019

Prepared By/Return To:
Realty Title
6525 Quail Hollow Rd, Suite 115
Memphis, TN 38120
File No. 1601157

SCRIVENER'S AFFIDAVIT

For Indexing Purposes: To correct the valuation affidavit in the Warranty Deed recorded at **Instrument No. 20160831-0091480** in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

Comes now Ty Clark, who is over eighteen (18) years of age and whose address is 5200 Maryland Way, Suite 202, Brentwood, TN 37027 and would state as follows:

On the 26th day of August, 2016, an employee of Limestone Title and Escrow, LLC, prepared the below described Warranty Deed. One of his/her duties was to add the correct valuation affidavit. Recorded at **Instrument No. 20160831-0091480** in the Register's Office of Davidson County, Tennessee, is a Warranty Deed conveying title to certain real property that was executed by **Karen Kiefer, an unmarried woman** ("Grantor") in favor of **FREO Tennessee, LLC, a Delaware Limited Liability Company** ("Grantee"). Through an unintentional scrivener's error, the valuation affidavit incorrectly stated the actual consideration for this transfer of property was $249,000.00. The transfer amount as it should have appeared on the face of the deed is **$243,000.00**.

This Affidavit shall serve to correct the aforedescribed Warranty Deed by substituting the correct transfer amount for that amount contained in that document as previously recorded.

For further indexing purposes, the real property which is the subject of this Affidavit is described as:

Being Lot No. 9, on the plan of Brookside Woods, First Revision, Phase Two, Section Three, A Planned Unit Development of record in Instrument #20005120048125, a Revision of Book 7900, Page 916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Street Address: 708 Billie Jean Circle, Hermitage, TN 37076
Tax Parcel No.: 075 12 0B 047.00CO

This Affidavit is made of my personal knowledge to correct the errors described above.

EXECUTED this 27 day of January, 2017.

Affiant

SWORN TO and subscribed before me this 27 day of January, 2017.

Notary Public

My Commission Expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County, Ty Clark, the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of January, 2017.

Notary Public

My Commission Expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167887

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160076288 DEEDWARR
Recvd: 08/31/16 13:58 2 pgs
Fees: 13.00 Taxes: 921.30
[redacted]
20160831-0091480

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~349,000.00~~ $243,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2016.

NOTARY PUBLIC

My commission expires: [redacted]

DAVID COOLEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-7-2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
FREO Tennessee, LLC, a Delaware Limited Liability Company P.O. Box 4090 Scottsdale, AZ 85261	FREO Tennessee, LLC, a Delaware Limited Liability Company P.O. Box 4090 Scottsdale, AZ 85261	075 12 0B 047.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand and 00/100 Dollars ($249,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KAREN KIEFER, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 9 on the plan of Brookside Woods, First Revision, Phase Two, Section Three, A Planned Unit Development of record in Instrument #200005120048125, a Revision of Book 9700, page 916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard A. Skeets and Karen Kiefer Skeets, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation, Successor by Merger to Fox Ridge Homes Inc., dated 3/23/2001, recorded 3/28/2001, of record in Instrument #20010328-0029656, in the Register's Office for Davidson County, Tennessee. The said grantees having since divorced and property vested to Karen Kiefer pursuant to Final Decree of Divorce, Docket No. 14D-1824, of record in the Third Circuit Court for Davidson County, Tennessee.

The address of the herein described property is believed to be 708 Billie Jean Circle, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of August, 2016.

Karen Kiefer

KAREN KIEFER

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Manatee

Personally appeared before me, a Notary Public, Karen Kiefer, 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 seal, this the 26th day of August, 2016.

Gale Molovinsky

Notary Public

Gale Molovinsky

Printed Notary Name

My commission expires: 8/21/19

GALE MOLOVINSKY
Commission #FF 905393
My Commission Expires
August 21, 2019

GALE MOLOVINSKY NOTARY PUBLIC STATE OF FLORIDA