BILL GARRETT, Davidson County
Trans:T20170010148 AFFIDAVIT
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Fees:17.00 Taxes:0.00
20170202-0011517

This Instrument Prepared By:
Thomas I. Bottorff
Attorney at Law
5110 Maryland Way, Suite 120
Brentwood, TN 37027
(615) 371-0800

# SCRIVENER'S ERROR AFFIDAVIT

Re: Quitclaim Deed of record as Instrument No. 20140724-0066035
Tax Map and Parcel No. 1190502560, 323 Lutie St., Nashville, TN 37211
Tax Map and Parcel No. 11905025500, 2602 Nolensville Pike, Nashville, TN 37211

Comes Thomas I. Bottorff, the Affiant herein, and pursuant to T.C.A. §66-24-101(a)27, in furtherance of identification and title to land, first being duly sworn, deposes and says:

1. I am an attorney licensed to practice law in Tennessee and a member of the law firm of Bottorff & Kavin, PLC with offices at 5110 Maryland Way, Suite 120, Brentwood, TN 37027.

2. I prepared a Quitclaim Deed in which David H. Farrar conveyed to his father, Harwell M. Farrar, Jr., and his mother, Charlotte M. Farrar, (the "Grantees"), as equal tenants-in-common with right of survivorship, all of his right, title and interest in and to certain parcels of real property identified as Tax Map and Parcel No. 11905025600, which is known as 323 Lutie Street, Nashville, Tennessee, and Tax Map and Parcel No. 11905025500, which is known as 2602 Nolensville Pike, Nashville, Tennessee 37211. The said Quitclaim Deed is recorded in the Register's Office for Davidson County, Tennessee as Instrument No. 20140724-0066035.

3. The said Quitclaim Deed erroneously recites that Tract I is Tax Map and Parcel No. 11905025600 and is known as 323 Lutie Street.

4. In actuality, Tax Map and Parcel No. 11905025500 contains both Tract I and Tract II, and, therefore, the identification of Tract I and Tract II should be corrected to show that each such Tract is part of Tax Map and Parcel No. 11905025500 and both tracts are known as 2602 Nolensville Pike, Nashville, Tennessee 37211.

5. It was David H. Farrar's intent to convey all of the land identified as Tax Map and Parcel No. 19105025500 and 19105025600 to the said Grantees. Therefore, the boundary description of Tax Map and Parcel No. 11905025600, which is known as 323 Lutie Street, is corrected to read as follows, to wit: Land in Davidson County, Tennessee described as follows:

> Being part of Lot No. 1 of Block 26 on the plan of the subdivision Plat of Cumberland Nurseries as of record in Book 161, page 166 Register's Office for said County, as follows:

Beginning on the southerly margin of Lutie Street at the northeast corner of the property conveyed to James A. Waggoner by deed from Mollie L. Waggoner of record in Book 716, page 633 said Register's Office; thence with the southerly margin of said Street, eastwardly 56-1/2 feet to the westerly margin of a private alley; thence with said alley southwardly 102 feet; thence westwardly 36 feet to the easterly line of the property conveyed to Bessie Magrum by deed from L. F. Neal and wife of record in Book 1284, page 149, said Register's Office; thence with Mangrum's and Waggoner's easterly line, northwardly 104 feet, more or less, to the beginning.

Being the same property conveyed to Harwell M. Farrar, (Sr.) by Warranty Deed of record in Book 2396, page 585, and by Deed of Correction of record in Book 4325, page 21 (which property is erroneously identified therein as Map 119-5-Par. 257), and was devised by Harwell M. Farrar, Sr. to his children, Harwell M. Farrar, Jr. and Dorothy F. Hagen by his Last Will and Testament in Will Book 131, page 19, Probate Section of the Circuit Court Clerk's Office, Davidson County, Tennessee, with a certified copy thereof being recorded in Book 9323, page 609, all in the Register's Office Davidson County, Tennessee;

And further being the same property conveyed to David H. Farrar by Quitclaim Deed from Dorothy F. Hagen of record as Instrument No. 20140724-0066034 Register's Office Davidson County, Tennessee, as corrected by a Scrivener's Error Affidavit of Thomas I. Bottorff, Attorney, being recorded simultaneously herewith as Instrument No. 20170202-0011516 Register's Office Davidson County, Tennessee.

Further affiant sayeth not.

Executed this 31st day of January, 2017.

Thomas I. Bottorff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31 day of January, 2017.

My Commission Expires:

1-6-20

Sally Elpers
Notary Public

Sally Elpers
State of Tennessee Notary Public
Davidson County

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, Thomas I. Bottorff, the within named affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 31 day of January, 2017.

My Commission Expires: 1-6-20

Sally Elpers
Notary Public

