Instrument prepared by:

Advantage Title & Escrow

3325 Aspen Grove Dr, Ste. 104
Franklin, TN 37067
615-777-2011
#11013

BILL GARRETT, Davidson County
Trans:T20170011210 AFFIDAVIT
Recvd: 02/07/17 09:42 1 pgs
Fees:12.00 Taxes:0.00
20170207-0012807

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNT OF Davidson

(Reference to Warranty Deed **of record in INSTRUMENT NO. 20160706-0068994,** Register's Office for **DAVIDSON** County, Tennessee.)

I, Victor Hazelwood, President, for Advantage Title and Escrow, Inc., being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. **That Advantage Title and Escrow, Inc.** prepared a certain **Warranty Deed**, which appears of record in **INSTRUMENT NO. 20160706-0068994,** in the Office of the Register of **DAVIDSON** County, Tennessee

2. **THAT WHEREAS**, by inadvertence and mistake, herein above said **Warranty Deed** contained the following scrivener's errors in the **Legal Description** :

Land in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 789 on the Plan of Caldwell Hall, Section 33, of record in Book 3300, Page 66, Register's Office for Davidson County, Tennessee, Said Lot No. 789 fronts 39.27 feet on the easterly side of Timberhill Court Turnaround, and extends back 123.62 feet on the northerly line and 192.92 feet on the southwesterly line, to a dead line in the rear, which is a broken line, and measures 218.06 feet.

3. **NOW, THEREFORE**, for and in consideration of the desire to correct the scrivener's error hereinabove recited, the **Legal Description** on the **Warranty Deed** should read:

Land in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 789 on the Plan of Caldwell Hall, Section 13, of record in Book 3300, Page 66, Register's Office for Davidson County, Tennessee, Said Lot No. 789 fronts 39.27 feet on the easterly side of Timberhill Court Turnaround, and extends back 123.62 feet on the northerly line and 192.92 feet on the southwesterly line, to a dead line in the rear, which is a broken line, and measures 218.06 feet.

All other matters contained in said **Warranty Deed** remain the same.

FURTHER, Affiant saith not.

President

By: Victor Hazelwood, President
Advantage Title and Escrow, Inc.

State of Tennessee
County of Davidson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of Advantage Title and Escrow, Inc., the within named bargainor, a Corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Advantage Title and Escrow, Inc., as President.

Witness my hand and official seal at Nashville, TN on this 9th day of January 2017.

Notary Public, commission expires

LA TRICIA MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018