This Instrument Prepared by and Return to:
Bell & Alexander Title Services
8110 Isabella Lane, Ste 200
Brentwood, TN, 37027

BILL GARRETT, Davidson County
Trans:T20170013386 AFFIDAVIT
Recvd: 02/14/17 09:49 2 pgs
Fees:12.00 Taxes:0.00
20170214-0015204

AFFIDAVIT OF SCRIVNER'S ERROR

This Affidavit is being executed for the purpose of correcting vesting of a certain Warranty Deed found of record in Instrument No.: 20160912-0095761, Register's Office for Davidson County, Tennessee.

Comes Now Benjamin Seamon, who, having first been duly sworn, according to law, does depose and say as follows:

1. That I am an Attorney at Law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. That Bell & Alexander Title Services, Inc., prepared the above mentioned Warranty Deed and I, Benjamin Seamon, am the Vice-President of Bell & Alexander Title Services, Inc.

3. That on or about the 7th day of September, 2016, my office, under my direction, prepared a certain Warranty Deed from Kyle B. Ali and Danielle Ali, husband and wife to Kamali Gurng and Krishna Gurung, husband and wife, found of record in Instrument No.: 20160912-0095761, Register's Office for Davidson County, Tennessee.

4. Whereas the above referenced Deed of Trust contained a scrivener's error in the vesting of the property. Said vesting as recorded is as follows:

   "For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KYLE B. ALI AND DANIELLE ALI, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KAMALI GURUNG AND KRISHNA GURUNG, husband and wife..."

5. Now therefore, the Legal Description should read:

   "For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KYLE B. ALI AND DANIELLE ALI, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KRISHNA B. GURUNG and LAXMI GURUNG, husband and wife...."

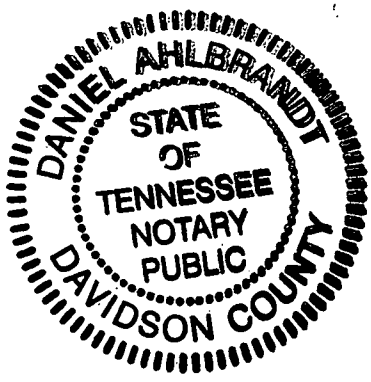
Further affiants say not.

Benjamin Seamon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Benjamin Seamon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 13th day of ~~January, 2016.~~ February, 2017.



Notary Public
My Commission Expires: 11-3-2020