BILL GARRETT, Davidson County
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20170308-0023158

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

Maximum Principal Indebtedness for Tennessee Tax recording purposes is $0.00

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now, Sarah Simmons, of Tennessee Title Services, LLC, hereinafter referred to as Affiant, on this 1st day of March, 2017, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant notarized a Warranty Deed dated October 14th, 2016 and recorded November 2nd, 2016, in Instrument No. 20161102-0115710, in the Register's Office for Davidson County, Tennessee, between Sharron Riggs, ("GRANTOR") and Troy Hicks and Kerrie Hicks, husband and wife ("GRANTEES").

2. That the above mentioned Warranty Deed was recorded with errors as follows:

   a). Said Warranty Deed contained an incomplete derivation clause, as it failed to state that James H. Riggs, III, is now deceased.

   b). The first name of the Grantor was misspelled.

   c). The middle initial of the Grantor was inadvertently omitted.

3. **Affiant makes this affidavit for the purpose of amending the Warranty Deed to make the corrections as follows:**

   a). The derivation shall be corrected to read:

   Being the same property conveyed to James H. Riggs III and Sharon L. Riggs by Warranty deed from Caryn L. Courson FKA Caryn B. Logan and husband Josh H. Courson of record in Instrument No. 20101004-0078810 Register's Office for Davidson County, Tennessee, dated September 30, 2010 and recorded on October 4, 2010. **The said James H. Riggs III, having since died, thereby property vesting in Sharon L. Riggs as surviving tenant by the entirety.**

   b). The name of the Grantor is hereby correct to read, Sharon L. Riggs

This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

Affiant further said not.

Sarah Simmons
AFFIANT

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sarah Simmons, the within named bargainor, 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 official seal this 1st day of March, 2017.

State of Tennessee Notary Public Emily Kornbau Sumner County My Commission Expires June 19, 2018

Notary Public
Commission Expires: 6/19/18