BILL GARRETT, Davidson County
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Scrivener's Affidavit

(*Reference to Deed of Trust of record in Ins No. 20161121-0122370, DCROD)*

Comes now D. Shayne Adair, attorney with Steltemeier & Westbrook, PLLC, located at 3326 Aspen Grove Dr., Suite 604, Franklin, TN, and states on oath:

1. That D. Shayne Adair prepared a certain Warranty Deed dated November 11, 2016, wherein Vernon L. Harris, unmarried, conveyed certain property to Daniel T. Smith, married;
2. That said Deed was recorded with the Register of Deeds for Davidson County, Tennessee, in Instrument Number 20161121-0122370, on November 21, 2016;
3. That the legal description for the subject property to said Deed, in setting forth the metes and bounds description included several typographical errors, by virtue of a scrivener's error;
4. That the correct metes and bounds description is as follows:

Land in Davidson County, Tennessee:

Beginning at a set iron rod being 25' more or less from the center line of Lower Walkers Creek Road and being the common corner to Tract 2 of this tract and the common corner to Vernon L. Harris as of record in Deed Book 4589, Page 142, Register's Office for Davidson County, Tennessee, said iron rod being 53.73' an arc length northerly along the margin of said road from the common corner of said Vernon Harris and Carl R. Moss as of record in Deed Book 10984, Page 440, Register's Office for Davidson County, Tennessee;

Thence with the margin of Lowers Walker Creek Road with a curve turning to the right with an arc length of 55.85', with a radius of 1806.33', with a chord bearing of S 36°00'44" W, with a chord length of 55.85' to an existing iron rod being the common corner of this tract and Edna Harris as of record in Deed Book 11110, Page 357, Register's Office for Davidson County, Tennessee; thence with said Edna Harris S 53°05'49" E a distance of 421.01' to an existing iron rod and common corner to said Edna Harris and tract 2; thence continuing with said Edna Harris N 39°17'52" E a distance of 512.47' to an existing iron rod being the common corner of said Edna Harris and this tract; thence S 48°25'26" E a distance of 75.06' to a chiseled "X" in a stone slab and the common corner of this tract and Tract 1; thence leaving said Edna Harris and with the common line of tracts 1 and 2, N 39°17'52" E a distance of 180.98' to a set iron rod; thence S 50°19'50" E a distance of 388.53' to a set iron rod; thence S 03°19'37" W a distance of 47.26' to a set iron rod and common corner to Tracts 1 and 2, and Vernon Harris; thence N 80°25'23" W a distance of 194.30' to a set iron rod being the common line of this tract and Vernon Harris and in the center of an existing gravel drive serving said Vernon L. Harris; thence with the common line of said Tract 2 and Harris S 06°49'37" W a distance of 380.40' to a set iron rod; thence N 84°51'42" W and crossing an existing gravel drive at 333.67' a total distance of 376.58' to a set iron rod; thence N 80°33'26" W a distance of 297.34' to a set iron rod; thence N 69°53'22" W crossing an existing gravel drive serving Vernon Harris at 26.2' more or less a total distance of 37.11' to a set iron rod; thence N 33°08'24" W crossing said gravel drive at 95.98' more or less and continuing a total distance of 198.94' to a set iron rod which is the point of beginning, having an area of 220,508.1 square feet, 5.06 acres, more or less

Being part of the property conveyed to Vernon L. Harris by Deed from Edna R. Harris and Angelo Hitt Harris of record in Book 11110, Page 363, Register's Office for Davidson County, Tennessee, dated August 28, 1998 and recorded September 14, 1998.

6. That this affidavit is given to correct the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

D. Shayne Adair

Subscribed and sworn to before me the undersigned on this 6th day of March, 2017.

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 3/3/19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin Tennessee, this 6th day of March, 2017.

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 3/3/19

This instrument prepared by:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Dr., Suite 604
Franklin, TN 37067

16-0662