Instrument prepared by:

Advantage Title & Escrow

3325 Aspen Grove Dr, Ste. 104
Franklin, TN 37067
615-777-2011
#10093

BILL GARRETT, Davidson County
Trans:T20170022140 AFFIDAVIT
Recvd: 03/15/17 12:16 1 pgs
Fees:12.00 Taxes:0.00
20170315-0025394

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNT OF Davidson

(Reference to Warranty Deed **of record in INSTRUMENT NO. 20050928-0116785,**
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. 20050928-0116785,** 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, being Lot No. 14 and part of "Reserved Parcel B" on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for said County.

Said Lot No. 14 fronts 70 feet on the southwesterly margin of Benita Drive and extends back 190.06 feet on the northwesterly line and 190 feet on the southeasterly line to a dead line in the rear measuring 72.16 feet thereon.

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, being Lot No. 14 and part of "Reserved Parcel B" on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for said County.

Said Lot No. 14 fronts 70 feet on the southwesterly margin of Benita Drive and extends back 190.06 feet on the northwesterly line and 190 feet on the southeasterly line to a dead line in the rear measuring 72.16 feet thereon.

Said part of "Reserved Parcel B" begins at a point in the rear line of Lot No. 16, thence S 23° 50' East 185.60 ft. to a point, thence in a southwesterly direction along the line of Butts portion of "Reserved Parcel B" 93.82 ft. to a point, thence N 2° 59 E 207.97 ft. to the point of beginning.

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

FURTHER, Affiant saith not.

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 March 2017.

Notary Public, commission expires

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