BILL GARRETT, Davidson County
Trans:T20170023775 AFFIDAVIT
Recvd: 03/21/17 09:47 2 pgs
Fees:12.00 Taxes:0.00
20170321-0027292

SCRIVENER'S AFFIDAVIT

Property Address: 1109 Waverunner Court E., Nashville, Tennessee, 37217
Deed Reference: Instrument No. 20161018-0110013

I Michael K. Walker, drafting attorney of the Quitclaim Deed, having personal knowledge of the facts herein stated, under oath depose and say as follows:

That the Quitclaim Deed conveying title from Lori J. Sienicki, Grantor, to Justin M. Sienicki, Grantee, recorded on October 18, 2016, Instrument No. 20161018-0110013 conveying a parcel of real estate located at 1109 Waverunner Court E., Nashville, Tennessee, 37217 and more particularly described on Exhibit A attached hereto and incorporated herein by reference, which deed was recorded in Instrument No. 20130520-0050530 on May 20, 2013 at 11:15 a.m., in the Register's Office of Davidson County, Tennessee contains an error of omission relating to the derivation clause. In order to correct said error, the derivation clause in last paragraph of the Quitclaim Deed should read as follows:

> "Being the same property conveyed to Justin M. Sienicki and Lori J. Sienicki husband and wife, signed on May 17, 2013 by Warranty Deed of record in Instrument No. 20130520-0050530 recorded on May 20, 2013."

Signed under the penalties of perjury this 1st day of March, 2017.

Michael K. Walker

MICHAEL K. WALKER prepared by:
341 HARRISON ST.
NASHVILLE, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, Michael K. Walker, with whom I am personally acquainted, and who acknowledged to me that he signed the within SCRIVENER'S AFFIDAVIT as his free act and deed for the purposes therein contained.

Sworn and subscribed before me this 1st day of March, 2017.

Bryan A Blake

NOTARY PUBLIC

My Commission expires: 3-6-2018

BRYAN A BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130041779 DEEDWARR
Recvd: 05/20/13 11:15 3 pgs
Fees:18.00 Taxes:584.60
[redacted]
20130520-0050530

ADDRESS NEW OWNER:
Justin M. Sienicki
1109 Waverunner Ct E
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX, 78288

MAP 136-13
GROUP A
PARCEL 12.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher J. Biddle and Amanda V. Biddle, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Justin M. Sienicki and Lori J. Sienicki, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Watersview, of record in Instrument No. 20010515-0050286, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Biddle and Amanda V. Biddle, husband and wife by Quitclaim Deed dated September 18, 2012 from Amanda B. Vannaken (n/k/a Amanda B. Biddle) of record in Instrument no. 20120926-0087444, Register's Office for Davidson County, Tennessee; having been the same proerty conveyed to Amanda B. Vannaken by deed dated December 26, 2006 of record in Instrument No. 20070108-0003369, said Register's Office..

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **1109 Waverunner Ct E, Nashville, Tennessee 37217.**