This instrument prepared by:
L. Broner McCoy
102 N. Main
Ashland City, TN 37015

Davidson County AFFIDAVIT
Recvd: 03/29/17 10:45 3 pgs
Fees:17.00 Taxes:0.00
20170329-0030433

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being given for the purpose of correcting a clerical mistake contained within a Warranty Deed from Donald Deharde and wife, Richelle Deharde, to Spencer Lonnie McDaniel and wife, Jessica Kate McDaniel and Diane Gentle Armistead, married, dated 03/16/17 and recorded 03/20/17 at Instrument No. 20170320-0026785, Register's Office for Davidson County, Tennessee, as it pertains to the correct legal description.

Comes now L. Broner McCoy, who, having first been duly sworn according to law, depose and say:

1. That I am a citizen of the State of Tennessee and an Attorney licensed in the State of Tennessee.
2. I prepared the Warranty Deed dated 03/16/17 and recorded 03/20/17 at Instrument No. 20170320-0026785, Register's Office for Davidson County, Tennessee.
3. That in **Tract 2** the 10th line of the description contained in the recorded instrument, inadvertently referenced a directional call as West same being listed in the previous deeds as East.
4. The legal description should read as follows:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Feltswood Subdivision, Section 1, of record in Book 3700, Page 13, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Said Lot No. 9 fronts 150 feet on the Southerly side of Binkley Road and extends back 270 feet on the Easterly line and 250 feet on the Westerly line to a dead line in the rear measuring 200.31 feet thereon.

Tract 2: A tract of land in the 2nd Civil District, formerly the 14th District of Metropolitan Nashville, Davidson County, Tennessee, lying South of Lot 9, Section 1, Feltswood Subdivision, of record in Book 3700, Page 13, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin, the southeast corner of said Lot 9, said concrete monument also being a common corner with Lot 10; thence South 9 degrees 51' 44" West a distance of 261.65 feet to an iron pin on the north margin of a proposed 50' road; thence, along the north margin of said proposed road, westerly with a curve to the left having a radius of 1,933.11' and a central angle of 2 degrees 28' 15" (and a chord bearing and distance of North 81 degrees 22' 54" West, 83.36 feet) a distance of 83.36 feet to an iron pin; thence, North 82 degrees 36' 31" West, a distance of 95.00 feet to an iron pin; thence, with a curve to the right having a radius of 897.81 feet and a central angle of 0 degrees 40' 01" (and a chord bearing and distance of North 82 degrees 16' 34" East, 10.45 feet) a distance of 10.45 feet to an iron pin; thence, North 8 degrees 03' 30" East, a distance of 225.78 feet to an iron pin at the southwest corner of Lot 9 and the southeast corner of Lot 8, Section 1, Feltswood Subdivision; thence, North 87 degrees 40' 39" East, a distance of 200.31 feet with the south line of Lot 9, to the point of beginning and containing 46,814.6 sq. ft. or 1.075 acres according to a survey by Theodore W. Martin, Jr. dated 1-19-82.

Tract 1 and Tract 2: Being the same property conveyed to Donald Deharde and wife, Richelle Deharde, by Warranty Deed from George E. Mitchell and wife, Nancy P. Mitchell, dated 02/23/01 and recorded on 02/27/01 in Instrument No. 20010227-0018019, Register's Office for Davidson County, Tennessee.

Further affiant says not.

L. Broner McCoy

Sworn to and subscribed before me this the 29 day of March, 2017.

Notary Public
My Commission Expires: 1-10-21

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

State of Tennessee }
County of Cheatham }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **L. Broner McCoy** 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 at office this 29 day of March, 2017.

My Commission expires:
1-10-21

NOTARY PUBLIC

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 29 day of March, 2017

Notary's Signature

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 1-10-21