SCRIVENER'S AFFIDAVIT AND CERTIFICATE OF CORRECTION

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C.,
256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8852 LIMA JV LG

BILL GARRETT, Davidson County
Trans:T20170032398 AFFIDAVIT
Recvd: 04/18/17 11:06 2 pgs
Fees:12.00 Taxes:0.00
20170418-0037673

From: Lisa Geoghegan
To: Register's Office for Davidson County, Tennessee
Re: A Warranty Deed appearing in 20170411-0035236

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned Lisa S. Geoghegan, declares that she is now and was at the time hereinafter mentioned, a duly appointed, qualified, and acting Notary Public in and for WilliamsonCounty, State of Tennessee, and that on 4th day of April, 2017 she took the acknowledgment of Hudson Lewin to a certain Warranty Deed, in which said Warranty Deed appears of record in: 20170411-0035236, Register's Office for Davidson County,Tennessee; and,

WHEREAS, through inadvertence, mistake, and scrivener's error, said acknowledgment the notary stamp and signature were omitted from the document, in the consideration section. Correction contained in Exhibit A.

NOW, THEREFORE, in order to correct said acknowledgment on said Warranty Deed herein above stated, I,Lisa Geoghegan, a Notary Public duly appointed and qualified in and for Williamson County, State of Tennessee [Notary Public for the State of Tennessee] do hereby certify, and confirm. that on the 4th day of April, 2017, before me in ,Davidson County, Tennessee, personally appeared Hudson Lewin with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who acknowledged that he executed the above-mentioned instrument for the purposes therein contained.

WITNESS my hand and official seal at Office in Franklin, Tennessee, on this Monday, April 17, 2017.

Lisa S. Geoghegan, Scrivener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Lisa S. Geoghegan , the Scrivener(s), 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 at Franklin, Tennessee , this 17th day of April, 2017.

Notary Public

My Commission Expires: 3/15/20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170030421 DEEDWARR
Recvd: 04/11/17 10:13 2 pgs
Fees:13.00 Taxes:518.00
[redacted]
20170411-0035236

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/20/2017
(AFFIX SEAL)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wendy E. Aldana	Mcgawesome Real Estate	107 05 0 164.00
(NAME)	(NAME)	
1926 Karen Dr.	1208 Gartland Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty Thousand And No/100 Dollars ($140,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lazaro Ortega, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wendy E. Aldana, a married woman***, 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. 162 on the Plan of Bel Air, Section II, as of record in Book 2900, Pages 29-32, both inclusive, Register's Office for said County. Said Lot fronts 65 feet on the north side of Karen Drive, and runs back 144.6 feet on the west line and 138 feet on the east line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Lazaro Ortega, unmarried by Warranty Deed from Chung Van Tran and wife, Suu Thi Le dated January 29, 2007 and recorded January 30, 2007 as Instrument No. 20070130-0012211, in said Register's Office for Davidson County, Tennessee.

The spouse of the grantor does not join in th execution of this instrument as the subject property was not their marital residence and there is no marital interest to convey.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

*Wendy E. Aldana also known as Wendy Elizabeth Aldana Pazos

File Number: FRN-170990SSO