BILL GARRETT, Davidson County
Trans:T20170035033 AFFIDAVIT
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20170426-0040781

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument No. 20161214-0131379, DCROD)

Comes now Steltemeier & Westbrook, PLLC, with offices located at 3326 Aspen Grove, Dr., Suite 604, Franklin, Tennessee, by and through its authorized agent, and states on oath:

1. That Steltemeier & Westbrook, PLLC, prepared a certain WARRANTY DEED dated December 12, 2016, wherein Jenkins Development Company, LLC, A Tennessee limited liability company, conveyed to Laci M. Bonner, a single woman, **certain real property located at 5803 Robertson Avenue, Nashville, Davidson County, Tennessee**;
2. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20161214-0131379, on December 14, 2016;
3. That the legal description for the subject property to said Deed, in setting forth the plat Exhibit identification included a typographical error, by virtue of a scrivener's error;
4. That the correct legal description is as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5801 Robertson Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151112-0114893 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jenkins Development Company, LLC by Warranty deed from Tammy Ghea, unmarried of record in Instrument No. 20150814-0081868 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 14, 2015.

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

Steltemeier & Westbrook, PLLC

By: _____
D. Shayne Adair
Attorney

Subscribed and sworn to before me the undersigned on this 13th day of April, 2017.

_____
Notary Public

My commission expires: 3/3/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared D. Shayne Adair, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is an Attorney with Steltemeier & Westbrook, PLLC, and that he is authorized to execute this instrument on behalf of Steltemeier & Westbrook, PLLC.

Witness my hand and seal at Franklin, Tennessee, this 13th day of April, 2017.

_____
Notary Public

My commission expires: 3/3/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

16-0686