BILL GARRETT, Davidson County
Trans:T20170038550 AFFIDAVIT
Recvd: 05/05/17 15:00 3 pgs
Fees:17.00 Taxes:0.00
20170505-0045017

This instrument prepared by & return to:
Joshua R. Hopkins, Esq.
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, Georgia 30071

Please cross reference to:
Instrument No. 20031112-0165520
Instrument No. 20031112-0165521
Davidson County, Tennessee Register of Deeds

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, **Victor Hazelwood**, the President of **Advantage Title & Escrow, Inc.,** who is well known to me and swears under oath the following:

1. That Advantage Title & Escrow, Inc. assisted in the preparation and recording of the following instruments:

   a) Warranty Deed from **Cristina A. Larravide** to **Arlene P. Greene**, dated October 31, 2003, and filed for record on November 12, 2003, at Instrument No. 20031112-0165520, in the Register's Office for Davidson County, Tennessee (the "Warranty Deed");

   b) Deed of Trust executed on October 31, 2003 by **Arlene P. Greene** to Arnold M. Weiss as Trustee for **Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc.,** and filed for record on November 12, 2003, at Instrument No. 20031112-0165521, in the Register's Office for Davidson County, Tennessee (the "Deed of Trust").

2. That a review of the legal description found in both the Warranty Deed and in the Deed of Trust has revealed the following Scrivener's errors in each instrument, to-wit:

   a) In in the second paragraph, in the second directional call after the point of beginning, the description reads: "...up said River, 50 feet to the common corner..."; however, the call should have read: "...up said River, **North 42 degrees West** 50 feet to the common corner...";

   b) In the second paragraph, in the third directional call after the point of beginning, the description reads: "...southeasterly 275 feet..."; however, the call should have read: "...**southwesterly** 275 feet...";

3. That the complete, correct legal description which should have been included in the Warranty Deed and in the Deed of Trust is found in Exhibit "A" attached hereto and made a part hereof.

4. That he knows that the correction of these errors to the documents is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed the instrument.

5. This affidavit is given with the understanding that it will be relied upon by title insurance companies, future purchasers and future lenders.

FURTHER AFFIANT SAYS NOT.

ADVANTAGE TITLE & ESCROW, INC.

BY: _____, President
VICTOR HAZELWOOD

TITLE: PRESIDENT

Sworn to and subscribed before me this 22 day of MARCH, 2017

_____
NOTARY PUBLIC

My Commission Expires:_____

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

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the County and State, personally appeared, **Victor Hazelwood**, whom I am personally acquainted, (or proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is authorized to execute the foregoing Affidavit as President of Advantage Title & Escrow, Inc., and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit are true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of MARCH, 2017.

_____
NOTARY PUBLIC

My Commission Expires:_____

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

EXHIBIT "A"
PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 OF BLOCK A ON THE UNRECORDED PLAN OF ELLER-VANDIVER SUBDIVISION, BEING A SUBDIVISION OF THE EASTERLY PART OF TRACT 10 OF THE ANDERSON TRACTS WHICH IS OF RECORD IN BOOK 1130, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST INTERSECTION OF RIO VISTA DRIVE AND DUPONT AVENUE, THE COMMON CORNER OF LOTS 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHEASTERLY 275 FEET TO THE LOW WATER MARK OF THE CUMBERLAND RIVER; THENCE WITH LOW WATER MARK OF SAID RIVER, UP SAID RIVER, **NORTH 42 DEGREES WEST** 50 FEET TO THE COMMON CORNER OF LOTS 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS, **SOUTHWESTERLY** 275 FEET TO THE EASTERLY MARGIN OF RIO VISTA DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 50 FEET TO THE BEGINNING.