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20170515-0047803

This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT OF PREPARATION OF WARRANTY DEED

(Reference to Warranty Deed of record as Instrument No. 20170504-0044061, RODC)

Comes now Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215 and states on oath:

1. That I prepared a certain Warranty Deed dated April 24, 2017, of record as Instrument No. 20170504-0044061, in the Register's Office of Davidson County, Tennessee, wherein Philip Dermody and Laura Dermody, husband and wife, were the grantors and Cadence Construction, LLC, a Tennessee limited liability company, was the grantee;

2. That through inadvertence the Instrument Number for the DCCR's referenced in the legal description is incorrect, as recorded;

3. That the correct legal description should read as follows:

   Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1826 Shackleford, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument 20160107-0001619, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

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

Robert L. Scruggs, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Robert L. Scruggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 10th day of May, 2017.

My commission expires:

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

Notary Public