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20170615-0059989

Prepared BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, TN 37215
File # 170411722

AFFIDAVIT OF WILL CHAPMAN, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on May 31, 2017, Will Chapman, was an employee of Chapman & Rosenthal Title, Inc., and in his capacity with Chapman & Rosenthal Title, Inc., he prepared a Warranty Deed transferring property located at 1708 Rosecrans Place, Brentwood, TN 37027 from Alfred G. Adams Jr., individually and as Executor of the Estate of Frances King Adams to Glenn Sneed and Nancy Sneed, husband and wife.

WHEREAS, on May 31, 2017, Will Chapman sent for recording said Warranty Deed but failed to include additional information to the derivation clause of the legal description. The full legal description should read as shown on the attached Exhibit A.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20170605-0055836, by scrivener's error, and Will Chapman, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Will Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Will Chapman, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 13th day of June, 2017.

NOTARY PUBLIC

My Commission Expires:_____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

EXHIBIT A

Land in Davidson County, TN, being Lot No. 3 on the Plan of Section Seven, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 405, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alfred G. Adams and wife, Frances K. Adams by Warranty Deed dated March 23, 1998, from Radnor Homes, Inc. of record in Book 10850, page 704, Register's Office for Davidson County, Tennessee. The said Alfred G. Adams died on September 9, 2010, leaving Frances K. Adams as the surviving tenant by the entirety. Frances K. Adams died testate on December 28, 2016, and by the terms of her Last Will and Testament of record in Case No. 17P312 in the Seventh Circuit Court for Davidson County, Tennessee, she devised her interest in the above property to her two children, Alfred G. Adams, Jr. and Marsha Adams Davis.

This is property known as 1708 Rosecrans Place, Brentwood, TN 37027