BILL GARRETT, Davidson County
Trans:T20170052651 AFFIDAVIT
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20170620-0061880

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **John Gleaves**, hereinafter referred to as Affiant, on this the 15th day of June, 2017, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Instrument Number 20170419-0038164, in the Register's Office for Davidson County, Tennessee**, by and between **Megan Marie McCrea and Richard McCrea,** (Grantors) and **KYNDON OAKES, AS TO A 50% UNDIVIDED INTEREST (THE "INDIVIDUAL INTEREST"), BRAD OAKES AND WIFE, TRACY OAKS, AS TO A 50% UNDIVIDED INTEREST (THE "ENTIRETY INTEREST"), THE SAID INDIVIDUAL INTEREST AND THE ENTIRETY INTEREST, AT THEY RELATE TO EACH OTHER, BEING HELD AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** (Grantee).

2. That the Warranty Deed was recorded with a typographical error in one of the names of the Grantee.

3. That the correct Grantee is as follows:

   KYNDON OAKES, AS TO A 50% UNDIVIDED INTEREST (THE "INDIVIDUAL INTEREST"), BRAD OAKES AND WIFE, TRACY OAKES, AS TO A 50% UNDIVIDED INTEREST (THE "ENTIRETY INTEREST"), THE SAID INDIVIDUAL INTEREST AND THE ENTIRETY INTEREST, AT THEY RELATE TO EACH OTHER, BEING HELD AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

John Gleaves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Gleaves, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2017..

NOTARY PUBLIC

My Commission Expires:

