This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903
P-BR-16-415-T

BILL GARRETT, Davidson County
Trans:T20170059522 AFFIDAVIT
Recvd: 07/12/17 10:28 1 pgs
Fees:12.00 Taxes:0.00
20170712-0070033

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **William E. Grones**, hereinafter referred to as Affiant, on this 10th day of July, 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 is an employee of Rudy Title and Escrow, LLC.

2. That Affiant assisted in the recording of the Warranty Deed of record in **Instrument Number 20170417-0036509, in the Register's Office for Davidson County, Tennessee** by and among **Natalie C. Ostrander, Unmarried and Crystal D. Armentrout, Unmarried**, as Grantors, and **Andrew T. Diehl**, as Grantee.

3. Said Warranty Deed contained clerical and typographical errors and/or omissions.

4. The derivation clause of said Warranty Deed erroneously references **Natalie C. Ostrander, unmarried and Crystal D. Armentrout** as the Grantees from the prior deed of conveyance of record in Instrument No. 20090902-0082185 Register's Office for Davidson County, Tennessee. The correct Grantee was in fact **Lisa Childers**.

5. That Affiant makes this affidavit for the purpose of correcting the erroneous derivation clause in said Warranty Deed. The derivation clause should be corrected to read as follows.

> "Being the same property conveyed to **Natalie C. Ostrander, unmarried and Crystal D. Armentrout, unmarried** as joint tenants with the right of survivorship by Warranty Deed from **Lisa Childers** of record in Instrument No 20090902-0082185 Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 02, 2009."

6. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties

RUTH HOFSTETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

William E. Grones, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 10th day of July, 2017.

Notary Public

My Commission Expires: 3-08-2021