BILL GARRETT, Davidson County
Trans:T20170067028 AFFIDAVIT
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Fees:12.00 Taxes:0.00
20170803-0079384

This Instrument Prepared By and Return to:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Shauna Daniels, hereinafter referred to as Affiant, on this 1st day of August 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. Rudy Title & Escrow, LLC prepared a Warranty Deed dated June 19, 2017 and recorded June 20, 2017 in Instrument No. 20170620-0061924, Register's Office for Davidson County, Tennessee.

2. That the above-mentioned Warranty Deed was recorded with an incorrect Instrument Number included in the legal description.

3. The Affiant makes this affidavit for the purpose of correcting the Instrument Number reflected in the legal description. The correct legal description should read as follows:

Land in Davidson County, Tennessee, being Unit B of 2105 and 2107 Creighton Avenue Residences, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161103-0116440, Registers Office for said County, to which reference is hereby made. The easements. restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat attached hereto as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit " B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

4. 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.

Shauna Daniels
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, Shauna Daniels, the within named bargainor, 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 1st day of August 2017.

Kayla E Lodge
Notary Public

My Commission Expires:

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020