BILL GARRETT, Davidson County
Trans:T20170068313 AFFIDAVIT
Recvd: 08/08/17 09:57 1 pgs
Fees:12.00 Taxes:0.00
20170808-0080973

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Alison Rodgers**, hereinafter referred to as Affiant, on this 4 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 his knowledge, information and belief:

1. That Affiant is an employee of Rudy Title & Escrow, LLC.

2. That Affiant recorded a Warranty Deed of record as **Instrument Number 20160622-0063636, Registers' Office for Davidson County, Tennessee** by and between **Billy A. Neill, unmarried and Nancy Short, unmarried,** as Grantor, and **Garafola Properties LLC,** as Grantee.

3. Said Warranty Deed contained clerical and typographical errors in the legal description.

4. That Affiant makes this affidavit for the purpose of correcting the legal description to read

   Land in Davidson County, Tennessee, being the Southerly 50 feet of Lot 153 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said County.

   Said southerly part of Lot No. 153 fronts 50 feet on the Westerly side of Belmont Boulevard and runs back between parallel lines 175 feet to an alley.

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

Alison Rodgers, 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, Alison Rodgers, 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 4 day of August, 2017

My Commission Expires: 8/31/2020

Notary Public

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY