BILL GARRETT, Davidson County
Trans:T20170069551 AFFIDAVIT
Recvd: 08/11/17 09:03 3 pgs
Fees:17.00 Taxes:0.00
20170811-0082263

This instrument prepared by & return to:
Joshua R. Hopkins, Esq.
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071

Please cross reference to:
Instrument No. 20030728-0105051
Davidson County, Tennessee Register of Deeds

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, **John T. Cook**, Attorney, who is well known to me and said person swore under oath and stated as follows:

1. That he prepared the following instrument:

   Warranty Deed from **Suzanne W. Heidgen** to **Frank Craven**, dated July 24, 2003, and filed for record on July 28, 2003, at Instrument No. 20030728-0105051, in the Register's Office for Davidson County, Tennessee (the "Warranty Deed").

2. That the legal description in the Warranty Deed contains the following Scrivener's error, to-wit:

   The plat reference is recited as "...Book 2331, Page 144 and in Book 7780, Page 808, Register's Office for Davidson County, Tennessee..."; however, the correct reference is "...Book 2331, **Page 38**, Register's Office for Davidson County, Tennessee...";

3. That the complete, correct legal description which should have been included in the Warranty Deed is found in Exhibit "A" attached hereto and made a part hereof.

4. That he knows that the correction of this error to the Warranty Deed is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

5. This affidavit is given with the understanding that it will be relied upon by title insurance companies, future purchasers and future lenders.

FURTHER AFFIANT SAYS NOT.

JOHN T. COOK
ATTORNEY

Sworn to and subscribed before me this 27th day of July, 2017.

Notary Public

My Commission Expires:_____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State, personally appeared **John T. Cook,** Attorney, with whom I am personally acquainted, (or proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be authorized to execute the foregoing Affidavit and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit are true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of July, 2017.

NOTARY PUBLIC

My Commission Expires:_____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

EXHIBIT "A"
PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 144 ON THE PLAN OF ABBAY HALL, SECTION 2, AS OF RECORD IN BOOK 2331, **PAGE 38**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.