THIS INSTRUMENT PREPARED BY:
HORIZON LAND TITLE, INC.
1000 Pleasant Grove Place
Suite 100
Mt. Juliet, TN 37122

Davidson County AFFIDAVIT
Recvd: 08/29/17 16:16 2 pgs
Fees:12.00 Taxes:0.00
20170829-0088890

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Comes now Tina Brown, and after being first duly sworn according to law, makes oath as follows:

That she is of majority age and the manager of Horizon Land Title, Inc., and in her capacity as manager supervises the preparation of documents pertinent to the closing of real estate transactions.

That on July 26, 2017, a warranty deed was prepared by the staff of Horizon Land Title, Inc., wherein Bobby H. Capers, Jr., executed a warranty deed conveying to Bhavinkvmar B. and Monal B. Patel the real property described therein, said warranty deed being filed of record in Instrument No. 20170728-0076588, Register's Office for Davidson County, Tennessee.

That the recorded warranty deed contains an incomplete and incorrect granting clause and an incomplete derivation clause.

The granting clause should read as follows:

> we, Bobby H. Capers, Jr., as Personal Representative of the Estate of Sherron Gale Duncan Capers, and Bobby H. Capers, Jr., individually, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bhavinkumar B. Patel and wife, Monal B. Patel, hereinafter called the Grantees, their heirs and assigns,

The derivation clause should read as follows:

> Being the same property conveyed to Sherron D. Capers, unmarried, and Bobby H. Capers, Jr., married, by deed from Mildred H. Waldrop, unmarried, dated May 14, 2015, as of record in Instrument No. 201505007-0041797, Register's Office for Davidson County, Tennessee. The said Sherron D. Capers died on November 13, 2016, and Bobby H. Capers, Jr., executes this deed individually and as Personal Representative of the Estate of Sherron Gale Duncan Capers pursuant to her Last Will and Testament , of record in the Probate Clerk's Office for Davidson County, Tennessee, Docket No. 17P190.

Sherron D. Capers and Sherron Gale Duncan Capers are one and the same.

This Scrivener's Affidavit is being executed and filed to correct the granting clause and derivation clause in the recorded instrument.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 29th day of August, 2017.

Tina Brown
TINA BROWN, Manager of Horizon Land Title, Inc.

Sworn to and subscribed before me this 29th day August, 2017.

NOTARY PUBLIC

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/20

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

