Bill Garrett Davidson County
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Prepared by:

Bobo, Hunt, White & Burk
P. O. Box 169
Shelbyville, TN 37162

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE,

COUNTY OF BEDFORD.

WHEREAS, by Warranty Deed of record in Instrument No. 20170830-0089142, Register's Office of Davidson County, Tennessee, **KENNETH BRADLEY BEARD**, an unmarried man, conveyed his interest in and to a certain tract of real estate to **JON T. HARRIS**; and

WHEREAS, said Warranty Deed were prepared by John T. Bobo, Attorney with the firm of Bobo, Hunt, White & Burk;

WHEREAS, the through inadvertence and omission, said Warranty Deed failed to include the derivation clause of the last and most previous Deed;

WHEREAS it should have stated: "Being the same property conveyed to Heather Beard and Kenneth Bradley Beard, Joint with Right of Survivorship, by Warranty Deed from Ole South Properties, Inc., dated January 27, 2006, of record in Instrument Number 20060127-0010742, Register's Office for Davidson County, Tennessee. See also, Quitclaim Deed to Kenneth Bradley Beard, an unmarried man, from Heather L. Beard, a married woman, joined by her spouse, Jonathan Apgar, and Kenneth Bradley Beard, an unmarried man, dated May 22, 2013, of record in Instrument Number20130607-0058280, Register's Office for Davidson County, Tennessee."

WHEREAS, this Affidavit is executed to correct from this point the omission of the derivation clause for the property conveyed in the said Warranty Deed;

NOW, therefore, I, **JOHN T. BOBO**, preparer of the Warranty Deed executed by **KENNETH BRADLEY BEARD**, an unmarried man, to **JON T. HARRIS** of record in Instrument No. 20170830-0089142, Register's Office of Davidson County, Tennessee, to hereby swear as follows:

> That the correct derivation clause should read, as follows: Being the same property conveyed to Heather Beard and Kenneth Bradley Beard, Joint with Right of Survivorship, by Warranty Deed from Ole South Properties, Inc., dated January 27, 2006, of record in Instrument Number 20060127-0010742, Register's Office for Davidson County, Tennessee. See also, Quitclaim Deed to Kenneth Bradley Beard, an unmarried man, from Heather L. Beard, a married woman, joined by her spouse, Jonathan Apgar, and Kenneth Bradley Beard, an unmarried man, dated May 22, 2013, of record in Instrument Number20130607-0058280, Register's Office for Davidson County, Tennessee.

FURTHER AFFIANT SAITH NOT.

WITNESS my signature, this 13th day of November 2017.

John T. Bobo, Attorney

STATE OF TENNESSEE,

COUNTY OF BEDFORD.

Personally, appeared before the undersigned Notary Public in and for said State and County, the within named **JOHN T. BOBO**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of November, 2017.

Notary Public

LYNN RACITI-SHOST
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

My commission expires: March 13, 2019

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