Bill Garrett Davidson County
Batch# 31748 AFFIDAVIT
11/30/2017 12:12:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171130-0122264

Prepared by and return to:
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS, this affidavit is executed and recorded to correct a certain Warranty Deed executed by Molly Page Cate to Gabriel Edward Simon dated May 13, 2011and recorded May 23, 2011 in Instrument No. 201105230039243 Register's Office for Davidson County, Tennessee;

WHEREAS, Foundation Title and Escrow Series, LLC, prepared the Warranty Deed recorded in Instrument No. 201105230039243 Register's Office for Davidson County, Tennessee, and hereby acknowledges that through inadvertence and due to scrivener's error the Amended Master Deed reference was omitted from the legal description. The Master Deed was recorded on May 23, 2011 in Instrument No. 20110523-0039242;

WHEREAS, to correct the legal description to include the amended Master Deed recording information in the Warranty Deed of record in Book 201105230039243 Register's Office for Davidson County, Tennessee,

NOWTHEREFORE, I, Hillary Monroe Smith do attest and affirm that the correct legal description in the Warranty Deed referenced in Instrument No. 201105230039243 is Land in Davidson County, Tennessee, being Unit B, on the Clayton Ave Townhomes, (formerly Clayton Avenue Condominiums) as shown in Master Deed and By-laws of record in Book 10305, page 84, and amended in Instrument No. 201105230039242, Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 9 day of November 2017.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hillary Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of November 2017.

Anne Marie Angel
Notary Public

Commission Expires: 3/8/2021

TAX MAP & PARCEL: 118050B00200CO

File: GRN-11-1160

Anne Marie Angel
State of Tennessee Notary Public
Davidson County

True Copy Certification

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

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019