Bill Garrett Davidson County
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Fees: $12.00 Taxes: $0.00
20171204-0123193

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Scrivener's Affidavit

Reference to Quitclaim Deed of record at Instrument No. 20160216-0014200 and Warranty Deed of record at Instrument No. 20160223-0017020 Register's Office for Davidson County, Tennessee

Comes now Larry N. Westbrook, Attorney with Steltemeier & Westbrook, PLLC, located at 3326 Aspen Grove Drive, Suite 604, Franklin, TN 37067, and states on oath:

That Steltemeier and Westbrook, PLLC ("Steltemeier") prepared a certain Quitclaim Deed dated February 15, 2016, wherein Thomas J. Ritter ("Ritter") conveyed all his right, title and interest in and to certain real property to RAM Consolidated Industries, Inc., a Tennessee corporation ("RAM") and that said Quitclaim Deed was recorded on February 16, 2016 at Instrument No. 20160216-0014200, Register's Office for Davidson County, Tennessee;

That further, Steltemeier subsequently prepared a Warranty Deed dated February 19, 2016, wherein RAM Consolidated Industries, Inc., a Tennessee corporation, conveyed the same real property to Michael D. Beisel and Shannon A. Beisel, husband and wife, which Warranty Deed was recorded at Instrument No. 20160223-0017020 on February 23, 2016, said Register's Office

That the legal description for the subject property in both of the aforesaid deeds, in setting forth the lot and block numbers included a typographical error, by virtue of a scrivener's error;

That the correct legal description is as follows:

Land in Davidson County, Tennessee, described according to a survey by A&A Engineering dated August 28, 1984 as follows:

Being part of Lot No. 7 and all of Lot No. 8 of Block B on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 7 fronts 68.43 feet on the easterly line of West Iris Drive and runs back between lines 128.2 feet on the north line and 136.51 feet on the south line, to a dead line on which it measures 56.7 feet.

Said Lot No. 8 fronts 70 feet on the easterly side of West Iris Drive and runs back 116.2 feet on the northerly line and 128.2 feet on the southerly line, to a dead line in the rear on which it measures 62 feet.

Being the same property conveyed to RAM Consolidated Industries, Inc., a Tennessee Corporation, by Quitclaim Deed from Thomas J. Ritter, dated February 15, 2016 of record in Instrument No. 20160216-0014200, Register's Office for Davidson County, Tennessee.

That this affidavit is given to correct the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Larry N. Westbrook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Larry N. Westbrook, 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 seal at Franklin Tennessee, this 27th day of November, 2017.

Notary Public

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/3/19

This instrument prepared by:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Dr., Suite 604
Franklin, TN 37067

16-0075