Bill Garrett Davidson County
Batch# 35341 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20171208-0125334

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Shauna Daniels**, hereinafter referred to as Affiant, on this 6th day of December, 2017, and after first being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Affiant prepared a Warranty Deed from **James W. Waggoner, married** (Grantor) to **Scott D. Bass, married** (Grantee), of record in **Instrument No. 20150605-0052652, in the Register's Office for Davidson County, Tennessee.**

2. That said Warranty Deed listed the legal description as follows:

   Land in Davidson County, Tennessee, being Unit No. L-302, on the plan of River Plantation, Section Three Condominium Apartments, a Horizontal Property Regime, as of record in Book 4675, Page(s) 75 through 77 inclusive, as amended in Book 4675, Page(s) 103 through 105 inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

3. That said legal description contained errors in that it failed to include the carport.

4. That the correct legal description is as follows:

   Land in Davidson County, Tennessee, being Unit No. L-302, together with the carport designated L-302-C, on the plan of River Plantation, Section Three Condominium Apartments, a Horizontal Property Regime, as of record in Book 4675, Page(s) 75 through 77 inclusive, as amended in Book 4675, Page(s) 103 through 105 inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

5. This Affidavit is made to correct typographical errors as a result of a scrivener's error and not the intentional acts of the parties.

Shauna Daniels, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Shauna Daniels**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of December, 2017.

Notary Public

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My Commission Expires: 8/20/19