Bill Garrett Davidson County
Batch# 44740 AFFIDAVIT
01/05/2018 10:32:39 AM 1 pg
Fees: $12.00 Taxes: $0.00
20180105-0001655

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

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF Tennessee

COUNTY OF Davidson

Comes now, **Stephanie M. Duncan**, hereinafter referred to as Affiant, on this 3rd day of January, 2018, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. On December 6, 2017 Rudy Title & Escrow prepared a Warranty Deed executed by Archer Development, LLC , a Tennessee Limited Liability Company of record in Instrument No. 20171207-0125189, Register's Office for Davidson County, Tennessee.

2. Said Warranty Deed is erroneous as the result of a scrivener's error by the Affiant or a member of his staff in that the **Unit Number is missing from the legal description.**

3. That Affiant makes this affidavit for the purpose of correcting the Warranty Deed as follows:

Land in Davidson County, Tennessee, being Unit 33 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

4. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

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, Stephanie Duncan, the within named 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 this 3rd day of January, 2018.

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

Notary Public

My Commission Expires: