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

Bill Garrett Davidson County
Batch# 52894 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20180130-0009311

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Brian Mitchell**, hereinafter referred to as Affiant, on this 29th 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 her knowledge, information and belief:

1. That Affiant is an employee of Rudy Title & Escrow, LLC.

2. That Affiant prepared a **Warranty Deed** of record in **Instrument Number 20171121-0119377, Registers' Office for Davidson County, Tennessee** by and between **CAM Properties, LLC, a Tennessee Limited Liability Company** as Grantor, and **Danny L. Thompson and Robyn A. Thompson,** as Grantees.

3. Said Warranty Deed contained clerical and typographical errors in the legal description.

4. That Affiant makes this affidavit for the purpose of correcting the **legal description** in the original Warranty Deed which should read as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1407 as specified on the Plat shown in the Master Deed, on the Plan of Encore, a Residential Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429 and First Amendment in Instrument No. 20151203-0122000, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Encore, a Residential Condominiums, for placement of Units, as shown on Exhibit "C" to the Residential Master Deed of record under Instrument No. 20080225-0018429 and First Amendment in Instrument No. 20151203-0122000, said Register's Office.

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

Brian Mitchell

Brian Mitchell, 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, **Brian Mitchell**, 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 29th day of January, 2018.

Katherine Vincent

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY