Bill Garrett Davidson County
Batch# 60762 AFFIDAVIT
02/21/2018 10:41:03 AM 1 pg
Fees: $12.00 Taxes: $0.00
20180221-0016412

THIS INSTRUMENT WAS PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared Daniel Heard, Attorney, who is known to me (or proved to me on the basis of satisfactory evidence), and said person swore under oath and stated as follows:

1. That American Title & Escrow Services, LLC, prepared the following described legal document for recording in the public records:

A Warranty Deed between Christopher Furlough and Kevin Kephart, GRANTOR, and Mark Phillips and Amy Phillips, husband and wife, GRANTEE, as of record in **Instrument No. 20171023-0108133**, in the Register's Office for Davidson County, Tennessee.

2. That the above described document contains a scrivener's error in the derivation clause of Page 1. The scrivener's error is in bold type as follows:

The remainder of the derivation clause describing the chain of title into Grantors was inadvertently omitted.

3. That the remainder of the derivation clause is in bold type as follows and is hereby made a part of the Warranty Deed described herein:

Susan Anne Moran Kephart, also known as Susan Anne Furlough, having since died intestate on February 22, 2017, and her interest in the subject property having passed to her husband, Christopher Furlough, and her son, Kevin Kephart. See Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20171023-0108132 in the Register's Office for Davidson County, Tennessee. Both Grantors herein are unmarried.

4. That he knows of his own personal knowledge that correction of this scrivener's affidavit is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Witness my hand this 20th day of February, 2018.

American Title & Escrow Services, LLC

By: _____
Daniel Heard

Its: Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Daniel Heard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer authorized to execute the foregoing Affidavit on behalf of American Title & Escrow Services, LLC, a Tennessee limited liability company, and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 20th day of February, 2018.

My Commission Expires: 12-19-20

Joyce Jordan
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020