Bill Garrett Davidson County
Batch# 61304 AFFIDAVIT
02/22/2018 09:16:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180222-0016732

This instrument prepared by & return to:
Joshua R. Hopkins, Esq.
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, Georgia 30071

Please cross reference to:
Instrument No. 20080708-0070132
Davidson County, Tennessee Register of Deeds

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, **Brent Campbell,** formerly of **Southeast Title of Tennessee, Inc.**, who is well known to me and said person swore under oath and stated as follows:

1. That Southeast Title of Tennessee, Inc. prepared the following instrument:

   Warranty Deed from **Tammy S. Varallo** and **Mike Varallo** to **Raymond H. Brocato** and **Mary Beth Brocato,** dated June 20, 2008, and filed for record on July 8, 2008, at Instrument No. 20080708-0070132, in the Register's Office for Davidson County, Tennessee (hereinafter, the "Warranty Deed").

2. That the legal description found in the Warranty Deed contains the following Scrivener's errors, to-wit:

   a) The subdivision name is recited as: "Final Plat McCreary Trace Estates"; however, the correct name is: "Final Plat **McCrory** Trace Estates";

   b) The Plat reference is recited as: "Plat Book 6900, Pages 720-723"; however, the correct reference is: "Plat Book 6900, Pages 720-723, **as amended by Surveyor's Certificate of Correction of record in Book 7825, Page 429**";

3. That the complete/correct legal description which should have been included in the Warranty Deed is found in Exhibit "A" attached hereto and made a part of.

4. That he knows that the correction of this error to the Warranty Deed 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.

5. That this affidavit is given with the understanding that it will be relied upon by title insurance companies, future purchasers, and future lenders.

FURTHER AFFIANT SAYS NOT.

SOUTHEAST TITLE OF TENNESSEE, INC.

BY: _____
BRENT CAMPBELL

TITLE: Vice President

SWORN TO AND SUBSCRIBED BEFORE ME on this 8 day of January, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 2.8.19

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the County and State, personally appeared **BRENT CAMPBELL**, with whom I am personally acquainted, (or proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be authorized to execute the foregoing Affidavit on behalf of **SOUTHEAST TITLE OF TENNESSEE, INC.** and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit are true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of January, 2018

_____
NOTARY PUBLIC

My Commission Expires: 2.8.19

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

EXHIBIT "A"
PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, TO-WIT

LOT NO. 36, FINAL PLAT **MCCRORY** TRACE ESTATES, AS SHOWN ON PLAN OF RECORD IN BOOK 6900, PAGES 720-723, **AS AMENDED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 7825, PAGE 429**, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.