Bill Garrett Davidson County
Batch# 70501 AFFIDAVIT
03/19/2018 10:57:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180319-0025549

AFFIDAVIT OF SCRIVENER'S ERROR

The undersigned, Dave Walsh ("Affiant"), Claims Specialist for First American Title Insurance Company, whose address for the purpose of this instrument is: 27775 Diehl Road, Warrenville, IL 60555, being duly sworn, deposes and says:

1. Affiant makes this Affidavit based upon a review of the file with real estate described as:

   Land in Davidson County, Tennessee, being Lot No. 117 A & B on the Plan of Zone Lots Section 4, Chesapeake Homes, as of record in Book 6900, Page 12, amended in Book 6900, Page 30 I, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

   Being the same property conveyed to Matthew Dobson and wife, Gwen Dobson on November 5, 1997 by Deed of record in Book 10676, Page 697, Register's Office for Davidson County, Tennessee.

   Commonly Known as: 3601 Chesapeake Drive Nashville, TN 37207
   Tax Parcel Number: 050-11-159.00

2. That the owner of said real estate are Samuel Newby, Jr. and Chandra Newby, husband and wife

3. Due to a scrivener's error and/or mutual mistake of grantor and grantee therein, an error appears in the legal description in the instrument entitled Warranty Deed recorded on June 13, 2002 as document number 20020613-0072068 between grantors, Matthew Dobson and wife, Gwen Dobson, husband and wife and grantees, Samuel Newby, Jr. and Chandra Newby, husband and wife to-wit: the legal description provided in the Deed of Trust inadvertently described the property as:

   Land in Davidson County, Tennessee, being Lot No. 117-A on the Plan of Zone Lots Section 4, Chesapeake Homes, as of record in Book 6900, Page 12, amended in Book 6900, Page 30 I, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

   Being the same property conveyed to Matthew Dobson and wife, Gwen Dobson on November 5, 1997 by Deed of record in Book 10676, Page 697, Register's Office for Davidson County, Tennessee.

Prepared by (and after recording, return to)
Dave Walsh / Claims Dept.
First American Title Insurance Company
27775 Diehl Road, Warrenville, IL 60555
(TN-1809201422)

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

This description was the result of a scrivener's error; the actual intent was to give a Warranty Deed conveying the property described in Paragraph 1 above.

4. There are no circumstances or claims which would preclude the recording of this Affidavit.
5. Affiant makes this Affidavit to give actual notice to Register of Deeds and constructive notice to the general public of said Warranty Deed.
6. Furthermore Affiant sayeth not.

In witness thereof, this Affidavit is executed this 16TH day of March 2018.

Dave Walsh Claims Specialist
First American Title Insurance Company

STATE OF ILLINOIS)
ss
COUNTY OF DuPage)

The foregoing instrument was subscribed and sworn to before me on this 16th day of March 2018, by Dave Walsh, Claims Specialist for First American Title Insurance Company.

Notary Public
My commission expires: 5-13-20

MICHELE OCONNOR
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 13, 2020

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