*THIS INSTRUMENT PREPARED BY:*
**BENNETT & PRESSLEY, P.C.**
**2021 RICHARD JONES ROAD, SUITE 220**
**NASHVILLE, TN 37215-2860**
**(615) 928-5422**
**(615) 457-8099 (FAX)**

**MAP/PARCEL: 097020A59400CO**

Bill Garrett Davidson County
Batch# 75551 AFFIDAVIT
04/02/2018 02:42:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180402-0030566

# SCRIVENER'S AFFIDAVIT

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Comes now Ernest D. Bennett, III, a licensed attorney in the State of Tennessee whose address is 2021 Richard Jones Road, Suite 220, Nashville, TN 37215 and would state as follows:

On the 31st day of May, 2017, an employee of Lawyer's Escrow Service, Inc., acting under the supervision of the Affiant, prepared the below described Warranty Deed. One of this employee's duties was to insert the correct derivation clause of said Warranty Deed.

Recorded as Instrument No. 20170605●055672 in the Register's Office for Davidson County, Tennessee, is a Warranty Deed that names Beazer Homes, LLC, a Delaware limited liability company, as Grantor, and Paul J. Peworchik and Charlene M. Peworchik, husband and wife, as Grantees. The derivation clause that appears of record in this Warranty Deed is as follows:

> Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, (Grantor Beazer Homes, LLC, a Delaware limited liability company is the successor in interest to Beazer Homes Corp.) by deed dated January 7, 2010, from Chris Pardue, an individual, of record in Instrument No. 20100108-0001962, Register's Office for Davidson County, Tennessee.

The foregoing derivation clause contains a scrivener's error in that it fails to identify the correct Instrument Number in which the prior deed in the chain of title was recorded. This error was inadvertent and unintentional.

The correct derivation clause that should have appeared in the instrument recorded in Instrument No. 20170605-0055672 is as follows:

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, (Grantor Beazer Homes, LLC, a Delaware limited liability company is the successor in interest to Beazer Homes Corp.) by deed of record in **Instrument No. 20081222-0122060** from Chris Pardue, an Individual, dated December 19, 2008, and recorded December 22, 2008, Register's Office for Davidson County, Tennessee.

Now, therefore, in order to correct the referenced document, I, Ernest D. Bennett, III, do hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

Executed this 22nd day of March, 2018

Affiant

Ernest D. Bennett, III

**OATH AND ACKNOWLEDGMENT**

Personally appeared before me the within named Ernest D. Bennett, III who made oath that he has read the foregoing Affidavit and that the statements contained therein are true and correct based upon his knowledge, information and belief. The Affiant further acknowledged that he executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 22 day of March, 2018.

My Commission Expires: 9-7-20

Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON