Bill Garrett Davidson County
Batch# 77074 AFFIDAVIT
04/06/2018 03:48:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180406-0032816

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Will Grones**, hereinafter referred to as Affiant, on this 3rd day of April, 2018, and after first being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Affiant prepared a Quitclaim Deed from **Shelby Street Partners, GP** (Grantor) to **Ashley C. Dugger** (Grantee), of record in **Instrument No. 20171218-0128372**, in the Register's Office for Davidson County, Tennessee.

2. That said Quitclaim Deed erroneously listed the legal description for Parcel 2 as follows:

   Parcel 2

   Land in Davidson County, Tennessee, being more particularly described as follows:

   Tract I: Being part of Lot No. 8 on the Plan of McAlister's Property, of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee: and also part of Lot No. 3, Plan of W.L.B. Lawrence, of record in Book 21, Page 148, Register's Office for said County, and described according to a survey made by George W. Watkins, Surveyor, dated July 1, 1955.

   Beginning on the Westerly margin of 10th Avenue, South, at a point 140.2 feet from the North margin of Lawrence Avenue; thence with the West margin of 10th Avenue, South, 9.8 feet to the margin of a 14-foot alley, thence with said alley 43 feet; thence South 13 feet; thence East 43 feet, more or less, to the point of beginning.

   Tract II: Beginning at the Northwest corner of 10th Avenue, South, formerly Pomeroy Avenue, and Lawrence Avenue; thence in a Westerly direction along the Northerly margin of Lawrence Avenue, 94 feet to the Southeast corner of the property conveyed to J.E. Skinner and wife, by deed from J. Glenn Skinner and wife, of record in Book 699, Page 526, said Register's Office; thence with their Easterly line, Northwardly 150 feet to the Southerly margin of an alley; thence along the Southerly margin of said alley in an Easterly direction 51 feet to a point, being the Northwesterly corner of a tract heretofore conveyed to Bessie Anderson Bush; thence in a Southerly direction along the Westerly line of the said property conveyed to Bessie Anderson Bush to the Southwesterly corner of said tract; thence in an Easterly direction 43 feet, more or less, along the Southerly line of the tract heretofore conveyed to the said Bessie Anderson Bush, to a point in the Westerly margin of 10th Avenue, South, being the Southeasterly corner of the said tract heretofore conveyed; thence in a Southerly direction along the Westerly margin of 10th Avenue, South, 140.2 feet to the point of beginning.

   Being the same property conveyed to Shelby Street Partners, GP, by Warranty Deed from Elizabeth J. Mayo, of record in Instrument Number 20141028-0099370, Register's Office for Davidson County Tennessee dated the 23rd day of.

3. That said legal description contained errors in that it referenced an old legal description and map and parcel number, prior to the recording of the Declaration of Covenants, Conditions and Restrictions for Lawrence Avenue Townhomes, of record in Instrument No. 20150522-0047578, in the Register's Office for Davidson County, Tennessee, contained an incomplete derivation, and further failed to describe the unit being conveyed.

4. That the correct legal description is as follows:

   Land in Davidson County, Tennessee, being unit "C" Lawrence Avenue Townhomes, as established in Declaration of Covenants, Conditions and Restrictions for Lawrence Avenue Townhomes, of record at Instrument No. 20150522-0047578, in the Register's Office of Davidson County, Tennessee and Plat attached as Exhibit "C" to which Declarations of Covenants, Conditions and Restrictions referenced is hereby made for a more particular description of said property.

   Being a portion of the same property conveyed to Shelby Street Partners, GP, by Warranty Deed from Scott C. Mayo and wife, Elizabeth J. Mayo, of record in Instrument No. 20141028-0099370, in the Register's Office for Davidson County, Tennessee.

   Map and Parcel: 105132B00300CO

5. This Affidavit is made to correct typographical errors as a result of a scrivener's error and not the intentional acts of the parties.

Will Grones, 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, **Will Grones**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY