This instrument prepared by:
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Bill Garrett Davidson County
Batch# 77272 AFFIDAVIT
04/09/2018 10:23:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180409-0033088

Record and return to:
Same as preparer

AFFIDAVIT OF SCRIVENER'S ERRORS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned, J. Randall Hooper, attorney for, and acting on behalf of James R. Creager and Mary Nell Creager, for purposes of correcting scrivener's errors as permitted by Tenn. Code Ann. § 66-24-101(a)(27) submits the following affidavit, stating under oath:

1. Through inadvertence, mistake, and error, the following instruments recorded in the Register of Deeds Office, Davidson County, Tennessee, contain one or more scrivener's errors within the legal description of an easement reserved for sewer line privileges. The easement is located on Map/Parcel 149 00 0 156.02 (538 Bell Road, Antioch, Tennessee) for the use and benefit of Map/Parcel No. 149 00 0 167.00 (2729 Murfreesboro Pike, Nashville, Tennessee).

2. First Instrument. Instrument No.: Book 4948, page 504

Grantor:	John Henry Patterson and wife, Hazel G. Patterson
Grantee:	William C. Albright and wife, Wylene S. Albright
Date of Instrument:	September 4, 1975
Date Recorded:	September 5, 1975

The legal description in the First Instrument contains an error in the dimensions of the easement reserved for sewer line privileges. The corrected legal description of the easement reserved for sewer line privileges in the First Instrument is:

> Beginning 280.0 feet in a direction of South 89° 24' East from the point of beginning of the above described tract of land; thence South 89° 24' East, 196.5 feet; thence North 51° East 238.4 feet; thence westerly 12.0 feet; thence South 51° West 226.4 feet; thence North 89° 24' West 184.5 feet; thence southerly 12.0 feet to the point of beginning.

3. Second Instrument. Instrument No.: Book5136, page 122

Grantor:	John Henry Patterson and wife, Hazel G. Patterson
Grantee:	James R. Creager and wife, Mary Nell Creager
Date of Instrument:	April 6, 1977
Date Recorded:	April 14, 1977

The legal description in the Second Instrument contains an error in the point of beginning and

dimensions of the easement reserved for sewer line privileges. The corrected legal description of the easement reserved for sewer line privileges in the Second Instrument is:

Beginning 280.0 feet in a direction of South 89° 24' East from the point of beginning of the Albright tract of land described in Book 4948, page 504, Register's office for Davidson County, Tennessee; thence South 89° 24' East, 196.5 feet; thence North 51° East 238.4 feet; thence westerly 12.0 feet; thence South 51° West 226.4 feet; thence North 89° 24' West 184.5 feet; thence southerly 12.0 feet to the point of beginning.

4. Third Instrument. Instrument No. Book 9517, page 440

Grantor:	James R. Creager and wife, Mary Nell Creager, Individually
Grantee:	James R. Creager and wife, Mary Nell Creager, Trustees under agreement dated November 8, 1994
Date of Instrument:	November 8, 1994
Date Recorded:	November 10, 1994

The legal description in the Third Instrument omits the easement reserved for sewer line privileges. The omitted legal description of the easement reserved for sewer line privileges in the Third, Instrument is:

Also conveyed is an easement reserved for sewer line privileges to give the tract of land herein described and conveyed access to sewer line service, together with the right of inspecting, maintaining and repairing said sewer line. The easement is on the following described property:

Beginning 280.0 feet in a direction of South 89° 24' East from the point of beginning of the Albright tract of land described in Book 4948, page 504, Register's office for Davidson County, Tennessee; thence South 89° 24' East, 196.5 feet; thence North 51° East 238.4 feet; thence westerly 12.0 feet; thence South 51° West 226.4 feet; thence North 89° 24' West 184.5 feet; thence southerly 12.0 feet to the point of beginning.

Being the same easement conveyed to James R. Creager and wife, Mary Nell Creager, by deed from John H. Patterson and wife, Hazel G. Patterson, of record in Book 5136, page 122, Register's Office for Davidson County, Tennessee.

5. Fourth Instrument. Instrument No. 20101229-0103490

Grantor:	Mary Nell Creager, Trustee of the Creager Trust under agreement dated November 9, 1994
Grantee:	Creager Part B, LLC
Date of Instrument:	December 28, 2010
Date Recorded:	December 29, 2010

The Fourth Instrument contains an error in the date of the Creager Trust. The corrected date is November 8, 1994. The Fourth Instrument omits a reference that James R. Creager resigned as a trustee of the Creager Trust on November 23, 2010 and Mary Nell Creager was the sole trustee of the Creager Trust at the time of the conveyance. The derivation paragraph contains an error in the book and page reference. The corrected book and page is Book 9517, page 440. The legal description in the Fourth Instrument omits the easement reserved for sewer line privileges. The omitted legal

description of the easement reserved for sewer line privileges in the Fourth Instrument is:

Also conveyed is an easement reserved for sewer line privileges to give the tract of land herein described and conveyed access to sewer line service, together with the right of inspecting, maintaining and repairing said sewer line. The easement is on the following described property:

Beginning 280.0 feet in a direction of South 89° 24' East from the point of beginning of the Albright tract of land described in Book 4948, page 504, Register's office for Davidson County, Tennessee; thence South 89° 24' East, 196.5 feet; thence North 51° East 238.4 feet; thence westerly 12.0 feet; thence South 51° West 226.4 feet; thence North 89° 24' West 184.5 feet; thence southerly 12.0 feet to the point of beginning.

Being the same easement conveyed to James R. Creager and wife, Mary Nell Creager, Trustees U/A/D November 8, 1994, by deed from James R. Creager and wife, Mary Nell Creager, of record in Book 9517, page 440, Register's Office for Davidson County, Tennessee.

6. This affidavit is made and filed for record in the Davidson County Register of Deeds Office, State of Tennessee, in furtherance of identification and title of land by correcting errors and omissions contained in the instruments described herein.

7. Property tax bills should be mailed to Creager Part B, LLC, 2622 Murfreesboro Pike, Nashville, TN 37217.

J. Randall Hooper, Affiant

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, personally appeared J. Randall Hooper, known to me to be the person who executed the foregoing instrument and who, being first duly sworn by me, stated that the facts and matters stated therein are true according to the best of his knowledge and belief, and who acknowledged to me that he executed the same as his free act and deed for the purposes stated therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this 3rd day of April 2018.

Notary Public
My Commission Expires: 9/7/2021

ALLISON THORBURN
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPT. 7, 2021
DAVIDSON COUNTY