THIS INSTRUMENT PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215

Bill Garrett Davidson County
Batch# 77550 AFFIDAVIT
04/09/2018 03:39:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180409-0033448

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now John Cobb Rochford for Community Title Company, LLC, who is over the age of eighteen (18) and whose address is 2200 Abbott Martin Road, Suite 201, Nashville, TN 37215 and who would state as follows: On the Quitclaim Deed dated October 20, 2017 between Lauralee Gunter and Lee Ellen Gunter (hereinafter, the "Deed"), recorded in Instrument No. 20171113-0116419, Register's Office for Davidson County, Tennessee, I was the licensed attorney responsible for recording the Deed. The Deed contains a scrivener's error. More specifically, the legal description should be described as follows:

Being Unit A on the Plan of 1700 Primrose Avenue Homes, A Horizontal Property Regime with Private Elements of record in Instrument No. 20140908-0082095, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said unit.

Being a portion of the same property conveyed to Lauralee Gunter by Warranty Deed from Joseph A. Daugherty and wife, Constance Rottero Daugherty and Andrew Shookhoff, as recorded in Instrument 200002010010504, Register's Office for Davidson County, Tennessee.

This error was unintentional. This affidavit is made of my personal knowledge to correct the error above described.

Community Title Company, LLC

By: _____
John Cobb Rochford

Its: General Counsel

OATH AND ACKNOWLEDGMENT

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John Cobb Rochford, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Counsel for Community Title Company, LLC, the within named bargainor, and that he as such General Counsel executed the foregoing instrument for the purposes therein contained, by signing for Community Title Company, LLC by himself as General Counsel for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 9th day of April, 2018.

Morgan Harrison
Notary Public

My Commission Expires: 11-08-2021

Morgan Harrison
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY