Bill Garrett Davidson County
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Scrivener's Affidavit

Reference to Warranty Deed of record at Instrument No. 20170609-0057903 and Deed of Trust of record at Instrument No. 20170609-0057904 Register's Office for Davidson County, Tennessee

Comes now Larry N. Westbrook, Attorney with Steltemeier & Westbrook, PLLC, located at 3326 Aspen Grove Drive, Suite 604, Franklin, TN 37067, and states on oath:

That Steltemeier and Westbrook, PLLC ("Steltemeier") prepared a certain Warranty Deed dated June 7, 2017, wherein Betty Graves and Barbara Gale Huges and Clifford D. Graves, Jr., Heirs and Devisees of C.D. Graves, Sr. (the "Graves Heirs") conveyed all their right, title and interest in and to certain real property to Michael S. Tippens and wife, Elizabeth A. Tippens ("Tippens") and that said Warranty Deed was recorded on June 9, 2017 at Instrument No. 20170609-0057903, Register's Office for Davidson County, Tennessee;

That further, Steltemeier subsequently prepared a Deed of Trust Warranty Deed dated June 7, 2017, wherein Tippens conveyed the same real property to Chicago Title Insurance Company as Trustee, which Deed of Trust was recorded on June 9, 2017 at Instrument No. 20170609-0057904, said Register's Office.

That the legal description for the subject property in both of the aforesaid instruments, in setting forth the Unit number of the condominium, included a typographical error, by virtue of a scrivener's error;

That the correct legal description is as follows:

> Land in Davidson County, Tennessee, being Unit No. 622 on the Plan of Fox Run Condominiums, Second Revision, a portion of Section 2 of record in Plat Book 6250, Page 118, revising Plat Book 5200, Page 357, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

That this affidavit is given to correct the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Larry N. Westbrook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Larry N. Westbrook, 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 seal at Franklin Tennessee, this 19th day of March, 2018.

Notary Public

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/3/19

This instrument prepared by:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Dr., Suite 604
Franklin, TN 37067

17-0219