THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Bill Garrett Davidson County
Batch# 100744 AFFIDAVIT
06/05/2018 02:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180605-0053857

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the property legal description on the Warranty deed of record as **Instrument Number 20180417-0036283,** Register's Office for Davidson County, Tennessee. Said deed was granted by **Emory Martin, unmarried** to **Shelby Grace Flowers, single woman,** on April 13, 2018.

Comes now ANDREW H. MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title Insurance Corporation prepared the above mentioned Warranty Deed, and I, Andrew H. Maloney, am the President of Nashville Title Insurance Corporation.

2. On or about the 13th day of April, 2018, my office, under my direction, prepared a Warranty Deed in which **Emory Martin, unmarried** conveyed a certain parcel of land in Davidson County to **Shelby Grace Flowers, single woman,** which Deed is of record as **Instrument Number 20180417-0036283**, Register's Office for said County.

3. That the property description on the Warranty Deed contain an incomplete legal description, in the following particular, to wit:

TRACT NO. I: Being Lot No. 10 of Block 'B" on the Map of Broadmoor Subdivision, Section No. I, as of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the southerly side of Gwynn Drive and runs back between parallel lines, along the easterly margin of Redwood Street, 150 feet to a dead line.

TRACT NO. II: Being part of Redwood Street, now closed as follows:

Beginning at a point in the south margin of Gwynn Street, the northwest corner of said Lot No. 10 of Block B; thence westerly 20 feet to a point; thence southerly 150 feet to a point; thence easterly 20 feet to the common corner of Lot Nos. 9 and 10, northerly 150 feet to the point of beginning.

4. That the intent of the parties to the transactions was to convey the following:

TRACT NO. I: Being Lot No. 10 of Block 'B" on the Map of Broadmoor Subdivision, Section No. I, as of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the southerly side of Gwynn Drive and runs back between parallel lines, along the easterly margin of Redwood Street, 150 feet to a dead line.

TRACT NO. II: Being part of Redwood Street, now closed as follows:

Beginning at a point in the south margin of Gwynn Street, the northwest corner of said Lot No. 10 of Block B; thence westerly 20 feet to a point; thence southerly 150 feet to a point; thence easterly 20 feet to the common corner of Lot Nos. 9 and 10, thence along the West line of Lot No. 10, northerly 150 feet to the point of beginning.

Further affiants say not.

ANDREW H. MALONEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 5th day of June, 2018.

My commission expires:
7/8/19

NOTARY PUBLIC

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDREW H. MALONEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of June, 2018.

My Commission expires:
7/8/19

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.