This instrument prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 111956 **AFFIDAVIT**
07/03/2018 10:32:31 AM 1 pg
Fees: $12.00 Taxes: $0.00

20180703-0064354

After Recording Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

Come now BENJAMIN SEAMON, who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. That on or about the 23th day of August, 2016, my office, under my direction, witnessed the execution of a Warranty Deed in which JAVIER GARRIDO conveyed a certain parcel of land in Davidson County, Tennessee to CHRISTOPHER MICHAEL MANN and wife, LAURA ELIZABETH MANN, which deed is of record in Instrument No. 20160826-0089542, Register's Office for said County;

3. That the legal description is incorrect and should read:

   Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Resubdivision of Lot 1, Alexander's Petway Subdivision of record in Plat at Instrument No. 20150617-0057876, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Being the same property conveyed to Javier Garrido by Warranty deed from Autumn Ryan of record in Instrument No. 20160127-0007891, Scrivener's Affidavit of record at Instrument No. 20160428-0041610 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on January 27, 2016. (Value of consideration shown in aforementioned deed $100,000.00.) Being also known as 994 McFerrin Ave Nashville, Tennessee 37206.

   Subject to all Easements and Restrictions of record.

Further affiants say not.

Executed this 2nd day of July, 2018 for the purposes herein stated.

Benjamin Seamon

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, BENJAMIN SEAMON, 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2 day of July, 2018.

My Commission expires:
12/1/2020

NOTARY PUBLIC

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

[SEAL]