This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Bill Garrett Davidson County
Batch# 123567 AFFIDAVIT
08/01/2018 03:30:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180801-0075412

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Laura Mitchell**, hereinafter referred to as Affiant, on this the 31st day of July, 2018, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Instrument No. 20171030-0110770, in the Register's Office for Davidson County, Tennessee**, by and between **Bettie Lou Cowan Floyd (F/K/A Bettie Lou Cowan Hall), unmarried** (Grantor) and **Norma Crow, unmarried and Jeff Kendig, unmarried** (Grantees).

2. That the legal description in said Warranty Deed was recorded with typographical errors.

3. That the correct legal description is as follows:
The land with all the buildings and improvements thereon, situated at 1012 W. Trinity Lane, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

A lot or parcel of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 18 on the Map showing the subdivision of J. A. Spurlock's Lands, not of record, described according to a survey made by James A. Hamilton, Surveyor, March 25, 1949, as follows:

BEGINNING in the center line of Young's Lane, 394.5 feet west of the center line of the intersection of said Lane and the center line of Buena Vista Pike, being also 1589.5 feet east of the westerly line of Lot No. 12 and being the northwest corner of the property conveyed to William H. Cole and wife, Emma H. Cole, by deed from Minnie E. Lee and husband, as of record in Book 1389, page 467, Register's Office; thence with Cole's west line, south 21° 30' east 311 feet to an iron pin; thence south 69° 30' west 140 feet to an iron pin; thence north 21° 30' west 311 feet to the center line of Young's Lane; thence with the center line of said Lane, north 69° 30' east 140 feet to the beginning.

Exclusion No. 1:

Included but excluded therefrom is a strip of land averaging 9 feet in width across the front of premises for widening of Young's Lane, as set out in right of way agreement of record in Book 1634, page 602, Register's Office for Davidson County, Tennessee.

Exclusion No. 2:

Included but specifically excluded therefrom is all that property conveyed in fee simple to Metropolitan Government of Nashville & Davidson County, Tennessee by Bettie Lou Cowan Hall now known as Bettie L. Floyd, unmarried, of record in Book 8224, page 551, Register's Office for Davidson County, Tennessee, and further described as follows, to-wit:

Being a right-of-way and easement in the First Civil District of Nashville, Davidson County, Tennessee, said right-of-way being located along the existing southerly right-of-way margin of Trinity Lane and being a part of the Bettie Hall property as of record in Deed Book 4392, page 770, R.O.D.C., Tennessee, and being more particularly described as follows:

RIGHT-OF-WAY:

Beginning at a point in the existing southern right-of-way margin or Trinity Lane, said point being the northeastern corner of the aforementioned Hall property; Thence, with the northerly boundary of said Hall property S 16° 17' 18.0" E, 11.20 feet, to a point; Thence, leaving said northerly boundary with a new line S 73° 19' 25.0" W, 140.00 feet, to a point on the westerly property line of said Hall property; Thence, with said westerly properly line N 16° 17' 18.0" W, 14.60 feet, to a point on the aforesaid existing southern right-of-way margin: Thence, with said existing southern right-of-way N 74° 42' 58.2" E, 140.02 feet, more or less, to the point of beginning.

Total right-of-way containing 1,805.67 square feet, or 0.042 acres, more or less.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Laura Mitchell, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Laura Mitchell, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July 2018.

NOTARY PUBLIC

My Commission Expires: 7-6-2020

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020