Bill Garrett Davidson County
Batch# 124059 AFFIDAVIT
08/02/2018 11:49:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180802-0075800

This instrument prepared by:
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Nashville, Tennessee 37201

AFFIDAVIT OF SCRIVENER'S ERROR

Comes now **ANDY MALONEY**, President of **NASHVILLE TITLE INSURANCE CORPORATION** (the "Preparer") who, having first been duly sworn according to law, deposes and says:

WHEREAS, by Warranty Deed dated June 14, 2013, of record at Instrument No. 20130619-0063022, Register's Office for Davidson County, Tennessee (the "Deed"), **PATRICIA ANN WALLER GUFFY, DOUGLAS MICHAEL WALLER, PAMELA SUE WALLER CADWALLADER** (the "Grantor"), conveyed certain property to **FIRST JORDAN, FLP, as Trustee of The 903 Elliston Street Trust** (the "Grantee"); and

WHEREAS, through inadvertence and mistake, an error was made in the reference to the name of the recorded plat in the legal description in the Deed; and

WHEREAS, the Preparer desires to correct the legal description in the Deed.

NOW THEREFORE, the Deed is corrected so that the legal description shall read as follows:

> Being Lot No. 50 on the Plan of Section "D", Village of Old Hickory of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 50 fronts 52 feet on the easterly margin of Elliston Street, and extends back 65.9 feet on the northerly line and 66 feet on the southerly line, to a dead line in the rear, measuring 52 feet thereon.
>
> Being the same property conveyed to Robert L. Traughber and wife, Frances B. Traughber, by deed from Edna Earl Moores and George Edd Hickey, Jr., on

February 26, 2082, of record in Book 5855, page 704, Register's Office for Davidson County, Tennessee. The said Robert L. Traughber having died, leaving property to Frances B. Traughber by right of survivorship. Frances B. Traughber died intestate of February 5, 2012, leaving as her only heirs at law, Patricia Ann Waller Guffy, Douglas Michael Waller and Pamela Sue Waller Cadwallader. Affidavit of Heirship of record as Instrument Number 20130619-0063021, said Register's Office.

Further affiant says not.

ANDY MALONEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of May, 2018.

Notary Public

My Commission Expires: 11-5-2018

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDY MALONEY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2018.

Notary Public

My Commission Expires: 11-5-2018 [SEAL]

