Karen Johnson Davidson County
Batch# 207115 AFFIDAVIT
03/18/2019 02:48:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190318-0024556

Prepared By:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215
File# 181018161

AFFIDAVIT OF WILLIAM T. CHAPMAN, IV, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on April 4th, 2015, William T. Chapman, IV, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in his capacity with Chapman & Rosenthal Title, Inc., he notarized a Warranty Deed transferring property located at 1040 Woodbury Falls Dr Franklin, TN 37064 from Julie Waggoner, unmarried to Elizabeth H. Settle, an unmarried woman.

WHEREAS, on April 4th, 2015, William T. Chapman, IV, Attorney at Law, sent for recording said Warranty Deed but included the incorrect legal description. The legal description should read:

*See Exhibit A

Land in Davidson County, Tennessee, being Unit No. 1040 on the plan of Woodbury Townhomes, Phase I, a Horizontal Property Regime as Exhibit "C" to the Master Deed, of record in Instrument No. 20050216-0017693, amending the P.U.D. Boundary Plan for Woodbury, a Planned Unit Development of record in 20060310-0028278, as amended in Instrument No. 20080201-0010772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Julie Waggoner, an unmarried woman by Deed from George Frank Carwile, III, an unmarried man, of record on the 27th day of February, 2008 in Instrument No. 20080227-0019295, in the Register's Office of Davidson County, Tennessee.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No 20150402-0028852, by scrivener's error, and William T. Chapman, IV, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

William T. Chapman, IV, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, William T. Chapman, IV, Attorney at Law, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 15 day of March, 2019.

Janderson
NOTARY PUBLIC

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Exhibit A:

Being a certain Townhome with Private Elements in Davidson County, Tennessee, being Unit No. 1040, as specified on the plan of Woodbury Townhomes, Phase 1, shown as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto. Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, for placement of Units and for a more complete identification and description of such Unit. Reference is also hereby made and incorporated herein to P.U.D. Boundary plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.