Karen Johnson Davidson County
Batch# 229076 AFFIDAVIT
05/13/2019 10:14:49 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190513-0044547

This instrument prepared by & return to:
Patty Whitehead, Esq.
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, Georgia 30071

Please cross reference to:
Instrument No. 20150218-0013634
Instrument No. 20170512-0047563
Instrument No. 20190426-0038546
Davidson County, Tennessee Register of Deeds

CORRECTIVE ATTORNEY'S AFFIDAVIT*

STATE OF GEORGIA
COUNTY OF GWINNETT

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared, Patty Whitehead, who is well known to me and said person swore under oath and stated as follows:

1.

WHEREAS, I am an attorney licensed to practice law in the State of Tennessee.

2.

WHEREAS, I have examined the deed and property tax records of Davidson County, Tennessee as to certain real property commonly known as: 934 Drummond Drive, Nashville, Tennessee 37211 (hereinafter, the "Property"); and

3.

WHEREAS, on February 13, 2015, Amy Lynn Guthrie, married, and Jeff Guthrie executed a Warranty Deed conveying the Property to Kelly Joseph Ford, a single man (the "Warranty Deed") which was recorded February 18, 2015 as Instrument No. 20150218-0013634, in the Register's Office for Davidson County, Tennessee; and

4.

WHEREAS, on May 8, 2017, Kelly Joseph Ford executed a Deed of Trust conveying the Property to Old Republic National Title Insurance Company, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Freedom Mortgage Corporation (the "Deed of Trust") which was recorded May 12, 2017 as Instrument No. 20170512-0047563 in the Register's Office for Davidson County, Tennessee; and

*This Corrective Attorney's Affidavit is being re-recorded to correct a signature discrepancy on the prior recording.

5.

WHEREAS, a review of the legal description contained in the Warranty Deed and the Deed of Trust revealed the following Scrivener's error, to-wit:

The legal description references, "the Plan of Battlewood Section" however, the correct reference is "the Plan of Battlewood, Section **2**".

6.

WHEREAS, the complete, correct legal description that should have been included in the aforementioned Warranty Deed and Deed of Trust is found in **Exhibit "A"** attached hereto and made a part hereof.

7.

WHEREAS, the correction of this error to the Warranty Deed and Deed of Trust hereto and made a part hereof is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYETH NAUGHT.

Patty Whitehead (BPR #034488)

Sworn to and subscribed before me this 7 day of May, 2019

Notary Public

My Commission Expires: 01/23/2020

BRIAN EDGE NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES Jan. 23, 2020

ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF GWINNETT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named, Patty Whitehead, Attorney, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be authorized to execute the foregoing Affidavit and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this 7 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 01/23/2020

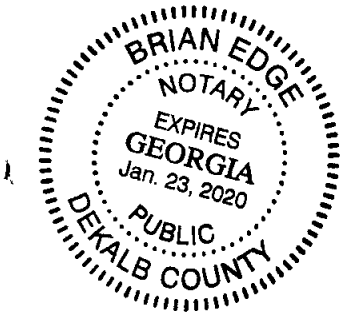




EXHIBIT "A"
PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 148 ON THE PLAN OF BATTLEWOOD, SECTION **2** OF RECORD IN BOOK 1835, PAGE 95 & 96, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD, IF ANY.