RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20100008763 AFFIDAVIT
Recvd: 02/12/10 09:14 2 pgs
Fees:12.00 Taxes:0.00
20100212-0011020

THIS INSTRUMENT PREPARED BY:
Hardeman & Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, Bradley W. Whitfield, ("Grantor") conveyed to Margaret Whitfield and Bradley w. Whitfield as Tenants in Common With Right of Survivorship, ("Grantees") by a Quitclaim Deed dated September 30, 2009, and recorded in Instrument #20090930-0090856, in the Register's Office for Davidson County, Tennessee, the property commonly known as 1015 North 14th Street, Nashville, Tennessee 37206.

WHEREAS the property conveyed was described as:

> Land in Davidson County, Tennessee, being Unit B of North 14th Street Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Lombardy Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20090928-0089669, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of North 14th Street Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20090928-0089669, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

WHEREAS a "scrivener's error" was made in the said legal description

NOW THEREFORE, Kevin D. Montgomery, ("Affiant") makes the following statements:

> I am an attorney at law, licensed under the laws of the State of Tennessee and prepared the Quitclaim Deed of record in Instrument #20090930-0090856, wherein Bradley W. Whitfield, conveyed subject property to Margaret Whitfield and Bradley W. Whitfield as Tenants in Common With Right of Survivorship. I was made aware of the name of the Townhomes showing it to be Lombardy Townhomes, and that it is incorrect and this was the result of a "scrivener's error" by the Affiant or a member of his staff and that the intention of the Grantor in the said Quitclaim Deed was to convey the following property:
>
> Land in Davidson County, Tennessee, being Unit B of North 14th Street Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for North 14th Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20090928-0089669, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of North 14th Street Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20090928-0089669, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

KEVIN D. MONTGOMERY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of February, 2010.

Notary Public

