BOY 36

BILL GARRETT, Davidson County
Trans:T20110038647 AFFIDAVIT
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20110628-0049402

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor, Noel Place
Nashville, TN 37219
Our File No. 24996

SCRIVENER'S AFFIDAVIT

Whereas, by Warranty Deed of record as Instrument No. 20110617-0046746, in the Register's Office for Davidson County, Tennessee, **Regent Homes, LLC**, a Tennessee Limited Liability Company, **Grantor**, conveyed certain property to **William Ray Fuson and wife, Joyce Lane Fuson, Grantees** (the "Warranty Deed"); and

Whereas, the Warranty Deed contained errors in the legal description of the property and permitted exceptions.

Now, therefore, comes Richard W. Sebastian, a resident of Williamson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

That Affiant on June 16, 2011, prepared the Warranty Deed by and between the above parties to convey real property located in Davidson County; that the Warranty Deed contained errors in the legal description of the property and permitted exceptions. The Warranty Deed legal description and exceptions shall be stricken and the following shall be substituted in lieu thereof:

"Land in Davidson County, Tennessee, being Unit No. F-3 as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 in the Register's Office for Davidson County; as amended by Exhibit "A" to the First Amendment to the Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965, said Register's Office; and as corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914, said Register's Office.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Deed, dated August 29, 2008 from Brighton Village, LLC, a Tennessee limited liability company, of record as Instrument No. 20101004-0079223 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on Exhibit "A" to First Amendment to Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee, as

corrected by the Instrument of Correction of record as Instrument No. 20110520-0038914, said Register's Office.

4. Agreements regarding sewage soil absorption system of record in Book 7230, pages 136 and 137, in the Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908, in said Register's Office.
6. Driveway easement as disclosed by instruments of record in Book 7233, page 438, and Book 7416, page 47, in said Register's Office.
7. Matters shown on Boundary & Topographic Survey of the Zachary Rucker, Sr. Property by Hornton & Associates, Inc., Jeffrey K. Kimbro, Tenn. R.L.S. No. 1756, last revised March 1, 2004, including a 20 ft. wide sanitary sewer easement crossing the subject property along Edmondson Pike, and encroachment by a rock wall and concrete driveway onto adjoining property to the south.
8. Stormwater Detention Agreement of record as Instrument No. 20061027-0133549 in said Register's Office.
9. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20061027-0133575 in said Register's Office.
10. Stormwater Detention Agreement of record as Instrument No. 20071121-0136366 in said Register's Office.
11. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances of record as Instrument No. 20071121-0136402 in said Register's Office.
12. The premises herein described is part of the Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Village of record as Instrument No. 20080117-0005582 in the Register's Office for Davidson County, Tennessee; as amended by Instrument No. 20080808-0081965, said Register's Office; and as corrected by the Instrument of Correction of record as Instrument No. 20110520-0038914 in said Register's Office, and as may be further amended.
13. Application to combine parcels of record as Instrument No. 20071128-0137905 in said Register's Office."

That Affiant makes this Affidavit solely for the purpose of correcting said errors contained in the Warranty Deed of record as Instrument No. 20110617-0046746 in the Register's Office for Davidson County, Tennessee.

Executed at Nashville, Tennessee, this the 27 day of June, 2011.

Richard W. Sebastian, Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 27 day of June, 2011, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE