BILL GARRETT, Davidson County
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State of Tennessee
County of Davidson

Prepared By: Bankers Title & Escrow
3310 West End Avenue
Suite 410
Nashville, TN 37203

Scrivener's Affidavit

(Reference to Warranty Deed of record in Instrument No. 20100510-0035723, DCROD)

Comes now Irwin J. Kuhn, headquartered at 210 25th Avenue North, Nashville, TN 37203, and states on oath:

1. That Irwin J. Kuhn, prepared a certain Quitclaim Deed dated April 28, 2010, wherein Erica L. Moats conveyed certain property to Edwin Andrew Moats;

2. That said Quitclaim Deed was filed of record at Instrument No. 20100510-0035723, Register's Office for Davidson County, Tennessee;

3. Because of an oversight, in the Warranty Deed issued February 11, 2008, from which the Quitclaim Deed was prepared, the legal description was not fully accurate:

Land in Davidson County, Tennessee, being Unit No. 102 of St. Charles Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of St. Charles Place Condominiums of record in Book 6438, page 595, Book 6452, page 864, as amended in Book 6488, page 833, Book 6539, page 893 and as plat of record in Plat Book 6452, page 910-916, Registers office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set for in said Master Deed.

4. That the correct legal description for the property conveyed should be and is:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 102 of St. Charles Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101 et seq., as amended, Tennessee Code Annotated and as established by a Master deed of St. Charles Place Condominiums of record in Book 6438, page 595, as re-recorded in Book 6452, page 864, as amended in Book 6488, page 833, and Book 6539, page 893, and a plan of which is attached as Exhibit "C" of the Second Amendment to Master Deed and By-Laws of record in Book 6539, page 893, Registers office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, all to which reference is hereby made for a more complete description.

All other matters contained in said Warranty Deed remain the same.

Irwin J. Kuhn

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 Irwin J. Kuhn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 27th day of March 2012.

Notary Public

My commission expires:

