BILL GARRETT, Davidson County
Trans:T20120044709 AFFIDAVIT
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THIS INSTRUMENT PREPARED BY:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BOX 10-A

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

SCRIVENER'S AFFIDAVIT

WHEREAS, James R. McGonagle, married, ("Grantor") conveyed to Carl D. Springer and Rona K. Springer, husband and wife, ("Grantee") by a Warranty Deed dated May 10, 2012 and recorded in Instrument No. 20120521-0043652, Register's Office for Davidson County, Tennessee, the property commonly known as 904 Hallview Court, Hermitage, Tennessee 37076.

WHEREAS the property conveyed was described as:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Hampton Hall, Section Two, of record in Plat Book 9700, page 898, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

WHEREAS a "scrivener's error" was made in the Subdivision's Section number.

NOW THEREFORE, J. Gregory Hardeman, ("Affiant") makes the following statements:

> I am an attorney at law, licensed under the laws of the State of Tennessee and acted as the closing attorney in the transaction wherein James R. McGonagle, married, conveyed subject property to Carl D. Springer and Rona K. Springer, husband and wife. I was made aware of the Subdivision's incorrect Section number 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 Warranty Deed was to convey Lot No. 56 on the Plan of Hampton Hall, Section Three for the property described therein.

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 naught.

J. GREGORY HARDEMAN

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 J. Gregory Hardeman, 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 18th day of June, 2012.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Notary Public