BILL GARRETT, Davidson County
Trans:T20120045948 AFFIDAVIT
Recvd: 06/21/12 12:28 2 pgs
Fees:12.00 Taxes:0.00
20120621-0054509

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
#123857

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED
PURSUANT TO T.C.A. 66-24-101(A) (26)

Re: Correction of a Quitclaim Deed dated April 20, 2012, between and among SOUTHERN BUSINESS CONSULTANTS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY as ("Grantor") and MARQUIS HOMES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, as ("Grantee"), which was filed of record on April 23, 2012 in Instrument No.20120423-0034651, Register's Office for Davidson County, Tennessee

The undersigned, Tom Smith, states the he is employed by TrustLand Title & Escrow, LLC, and makes oath that the following statements are true to the best of his knowledge, information and belief:

My office prepared the property description attached as Exhibit "A" to that certain Quitclaim Deed from SOUTHERN BUSINESS CONSULTANTS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY as ("Grantor") and MARQUIS HOMES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, as ("Grantee"), which was filed of record on April 23, 2012 in Instrument No.20120423-0034651, reflecting the following legal description:

> Land in Davidson County, Tennessee, Being Lot No. 305, TULIP GOVE TOWNHOMES, as shown on the plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions filed of record in Instrument No.20050525-0059119, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Southern Business Consultants, LLC., a Tennessee Limited Liability Company by Special Warranty Deed from MS Development Partnership, a Tennessee general partnership composed of Mack H. McClung and James Spangler, dated April 15, 2012, recorded on the 16th day of April 2010 in Instrument No.20100416-0028960, in the Register's Office of Davidson County, Tennessee.

WHEREAS, through inadvertence and mistake, the legal description contained one typographical error in that the unit number should be stated as "301". In addition, the derivation clause contained one typographical error. The said date of execution should be April 15, "2010".

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(26), I, Tom Smith, do hereby amend the legal description as follows:

> Land in Davidson County, Tennessee, Being Lot No. 301, TULIP GOVE TOWNHOMES, as shown on the plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions filed of record in Instrument No.20050525-0059119, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Southern Business Consultants, LLC., a Tennessee Limited Liability Company by Special Warranty Deed from MS Development Partnership, a Tennessee general partnership composed of Mack H. McClung and James Spangler, dated April 15, 2010, recorded on the 16th day of April 2010 in Instrument No.20100416-0028960, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND on this 20th day of June, 2012.

Tom Smith as Authorized Agent for
TrustLand Title & Escrow, LLC.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tom Smith, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of June, 2012.

Notary Public

My Commission Expires: 6-1-2015

