BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120095686 AFFIDAVIT
Recvd: 12/14/12 09:59 1 pgs
Fees:12.00 Taxes:0.00
20121214-0115198

THIS INSTRUMENT PREPARED BY:
KEVIN D. MONTGOMERY, ATTORNEY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, Mary K. Berst and Terry Sue Sadler, both unmarried, ("Grantor") conveyed to Ryan Swindell and Baylor Swindell, husband and wife, ("Grantee") by a Warranty Deed dated July 26, 2012 and recorded in Instrument No. 20120727-0066048, in the Register's Office for Davidson County, Tennessee, the property commonly known as 3814 Abbott Martin Road, Nashville, TN 37215.

WHEREAS the property conveyed was described as:

LAND in Davidson County, Tennessee, being Lot No. 4 of Block "G" on the Map of Woodmont Lane Homesites of record in Book 1130, Page 13, Register's Office of Davidson County, Tennessee.

SAID Lot No. 4 fronts 80 feet on the northerly side of Abbott-Martin Road and runs back 190 feet on the easterly line and 196.5 feet on the westerly line to a dead line, measuring 70 feet thereon.

WHEREAS a "scrivener's error" was made in the Grantee's Name.

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 acted as the closing attorney in the transaction wherein Mary K. Berst and Terry Sue Sadler, both unmarried, conveyed subject property to Ryan Swindell and Baylor Swindell, husband and wife, I was made aware of the Grantee's name 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 Grantors in the said Warranty Deed was to convey unto Baylor Bone Swindell and Richard Ryan Swindell, wife and husband 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 not.

WITNESS MY HAND this 12th day of December, 2012.

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 12th day of December, 2012.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Connie Taylor
Notary Public
Commission Expires 9/21/2015