THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
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SCRIVENER'S AFFIDAVIT

WHEREAS, Bruce Lee Clayton and wife, Dottie D. Clayton, ("Grantor") conveyed to James W. Maughan and wife, Marialena Maughan, ("Grantees") by a Warranty Deed dated July 18, 1995, and recorded in Book 9734, page 610, in the Register's Office for Davidson County, Tennessee, the property commonly known as 2200 Harding Place, No 8, Nashville, Tennessee 37215.

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Unit No. 8, together with the appurtenant interest in the common elements of 2200 Harding Place, a horizontal property regime, established by Master Deed of record in Book 5971, page 574, corrected in Book 5989, page 549, Register's Office for Davidson County, Tennessee, said parcel being depicted on the Condominium Site Plan attached as Exhibit "B' to the aforementioned Master Deed, and being located upon Lot No. 4 on the Plan of 2200 Harding Place of record in Plat Book 5200, page 463, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bruce Lee Clayton and wife, Dottie D. Clayton by Special Warranty Deed from Dominion Bank of Middle Tennessee, formerly Nashville City Bank and Trust Co., of record in Book 8214, page 111, Register's Office for Davidson County, Tennessee.

WHEREAS a "scrivener's error" was made in the said legal description

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

I am an attorney at law, licensed under the laws of the State of Tennessee and prepared the Warranty Deed on behalf of Premier Title & Escrow, Inc. of record in Book 9734, page 610, wherein Bruce Lee Clayton and wife, Dottie D. Clayton, conveyed subject property to James W. Maughan and wife, Marialena Maughan. I was made aware of the unit number showing it to be #8, 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 Grantor in the said Warranty Deed was to convey Units 7 and 8 (which has constituted one single family dwelling at least since 1990, the date the grantors purchased the above referenced property), described as the following property to James W. Maughan and wife, Marialena Maughan:

Land in Davidson County, Tennessee, being Units No. 7 and 8, together with the appurtenant interest in the common elements of 2200 Harding Place, a horizontal property regime, established by Master Deed of record in Book 5971, page 574, corrected in Book 5989, page 549, Register's Office for Davidson County, Tennessee, said parcel being depicted on the Condominium Site Plan attached as Exhibit "B' to the aforementioned Master Deed, and being located upon Lot No. 4 on the Plan of 2200 Harding Place of record in Plat Book 5200, page 463, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bruce Lee Clayton and wife, Dottie D. Clayton by Special Warranty Deed from Dominion Bank of Middle Tennessee, formerly Nashville City Bank and Trust Co., of record in Book 8214, page 111, Register's Office for Davidson County, Tennessee.

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. GREG 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. Greg 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 30th day of May, 2013.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015