THIS INSTRUMENT PREPARED BY AND RETURN TO: **10-A**
KEVIN D. MONTGOMERY, ATTORNEY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130079060 AFFIDAVIT
Recvd: 09/12/13 09:51 1 pgs
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20130912-0096186

SCRIVENER'S AFFIDAVIT

WHEREAS, Joshua Werle and wife, Lori Werle, ("Grantor") conveyed to Steve Bratton and Marion Bratton, husband and wife, ("Grantee") by a Warranty Deed dated April 8, 2013, and recorded in Instrument No. 20130412-0036506, Register's Office for Davidson County, Tennessee, the property commonly known as 2073 Stanford Village Drive, Antioch, Tennessee 37013.

WHEREAS the property conveyed was described as:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Stanford Village, Section Two, of record in Plat Instrument No. 20010226-0017614, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Joshua Werle and Lori Werle, by deed dated September 15, 2005, from Mark A. Clark, married, of record in Instrument No. 20050921-0113562, said Register's Office.

WHEREAS a "scrivener's error" was made in the Name of New Owner on page 1 of said deed.

NOW THEREFORE, I, Kevin D. Montgomery, ("Affiant") make 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 Joshua Werle and wife, Lori Werle, conveyed property to Steve Bratton and Marion Bratton, husband and wife. I was made aware of the error in the Name of New Owner and this was the result of a "scrivener's error" by the Affiant or a member of my staff and it was my intention in the said Warranty Deed for the Name of New Owner to be corrected and read as follows:
>
> Steve Bratton and Monica Bratton, Husband and Wife.

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.

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 and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of September, 2013.

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

My Commission Expires MAY 20, 2014

Notary Public