BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130099587 AFFIDAVIT
Recvd: 11/25/13 10:05 1 pgs
Fees:12.00 Taxes:0.00
20131125-0120778

THIS INSTRUMENT PREPARED BY AND RETURN TO:
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, ROBERT J. BOYD, A WIDOWER, ("Grantor") conveyed to ANGELO N. PICUCCI, AN UNMARRIED MAN, ("Grantee") by a Warranty Deed dated March 1, 2013 and recorded in Instrument No. 20130311-0024034, in the Register's Office for Davidson County, Tennessee, the property commonly known as 539 McMurray Drive, Nashville, TN 37211; and

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Lot 24, SECTION TWO, MCMURRAY WOODS, as shown on plat of record in Plat Book 3300, Page 17, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert J. Boyd and wife, Mary R. Boyd by Warranty Deed from John C. Cunningham and wife, Wynona P. Cunningham, recorded on the 30th day of June, 1965 in Deed Book 3907, Page 626, in the Register's Office of Davidson County, Tennessee. Mary r. Boyd died on 2/26/2005; and

WHEREAS a "scrivener's error" was made wherein there was an error in the improved property address on page 1 of said deed.

NOW THEREFORE, I, Kevin D. Montgomery, ("Affiant") make the following statements:

Premier Escrow, LLC acted as the settlement agent for the transaction wherein Robert J. Boyd, a widower, conveyed property to Angelo N. Picucci, an unmarried man. I, Kevin D. Montgomery, Attorney for Premier Escrow, LLC, was made aware of the error in improved property address and this was the result of a "scrivener's error" by the Affiant or a member of his staff, and it was my intention in the said Warranty Deed for the Address of the improved property to be as follows:

569 McMurray Drive, Nashville, TN 37211.

This Affidavit is made to correct the improved property address and 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 22nd day of November, 2013.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public