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20131227-0130369

This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

Scrivener's Affidavit of Preparation of Warranty Deed

(reference to Warranty Deed of record in Instrument No. 20131002-0103305, RODC)

Comes now Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212, and states on oath:

1. That I prepared a certain Warranty Deed, recorded October 2, 2013, as of record in Instrument No. 20131002-0103305, in the Register's Office of Davidson County, Tennessee, Julian L. Kottler, unmarried was the grantor and Cumberland Design and Development, LLC, was the grantee;

2. That through inadvertence the legal description of the property was incorrect in that the Horizontal Property Regime was recorded prior to in Instrument No. 20130930-0102121;

3. That the corrected legal description should read as follows:

LAND in Davidson County, Tennessee, being Units 1 and 2 of 3423 AMANDA AVENUE HOMES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3423 AMANDA AVENUE HOMES, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130830-0102121, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3423 Amanda Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20130930-0102121 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
Said 3423 Amanda Avenue Homes being on the southerly one-half of Lot No. 73 on the Map of the north part of Noel's Subdivision of Watkins Grove as of record in Book 547, page 156, Register's Office for Davidson County, Tennessee.

6. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L. Scruggs

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 Robert L. Scruggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 18th day of December, 2013.

My commission expires: 5.2.2016

Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County