RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140003878 AFFIDAVIT
Recvd: 01/17/14 10:27 2 pgs
Fees:12.00 Taxes:0.00
20140117-0004770

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
Hardeman & Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, WILLIAM B. BATSON, JR. ESTATE, ("Grantor") conveyed to DAVID G. MORANDI AND LAURA L. MORANDI, HUSBAND AND WIFE, ("Grantees") by a Warranty Deed dated September 24, 2013, and recorded in Instrument No. 20130926-0101088, Register's Office for Davidson County, Tennessee, the property commonly known as 313 Lynn Drive, Nashville, Tennessee 37211.

WHEREAS the property conveyed was described as:

> Land in Davidson County, Tennessee, being Lot No. 2900 on the Plan of Caldwell Hall, Section III, of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

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

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 am one of the owners of Premier Escrow, LLC, who represented the buyer and seller in the transaction of record in Instrument No. 20130926-0101088, wherein WILLIAM B. BATSON, JR. ESTATE, conveyed subject property to DAVID G. MORANDI AND LAURA L. MORANDI, HUSBAND AND WIFE. I was made aware of the lot number showing it to be Lot No. 2900, and that it was the intention of the parties in the said Warranty Deed for the Grantor to convey Lot No. 370 and to read as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 370 on the Plan of Caldwell Hall, Section III, of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

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 (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 17th day of January, 2014.

Notary Public

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

My Commission Expires MAY 20, 2014