Box 36

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian
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Our File No. 25338

BILL GARRETT, Davidson County
Trans:T20140018216 AFFIDAVIT
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20140318-0022485

SCRIVENER'S AFFIDAVIT

Whereas, by Warranty Deed of record as Instrument No. 20120330-0027262, in the Register's Office for Davidson County, Tennessee, **Regent Homes, LLC**, a Tennessee Limited Liability Company, **Grantor**, conveyed certain property to **Joshua Thompson** and **Morgan Thompson**, husband and wife, **Grantees** (the "Warranty Deed"); and

Whereas, the Warranty Deed contained errors in the legal description of the property and permitted exceptions.

Now, therefore, comes Richard W. Sebastian, a resident of Williamson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

That Affiant on March 30, 2012, prepared the Warranty Deed by and between the above parties to convey real property located in Davidson County; that the Warranty Deed contained errors in the legal description of the property and permitted exceptions. The Warranty Deed legal description and exceptions shall be stricken and the following shall be substituted in lieu thereof:

"Land in Davidson County, Tennessee, being Lot No. 83 on the Plat of High Point, Phase 1, Section 2, of record as Instrument No. 20110620-0047097 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Regent Highpoint, LLC, of record as Instrument No. 20110822-0064848 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plat of High Point, Phase 1, Section 2, of record as Instrument No. 20110620-0047097, in the Register's Office for Davidson County, Tennessee.
4. Charter of the High Point Homeowners Association, Inc. of record as Instrument No. 20100113-0003233, said Register's Office.
5. A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC property, shown in vesting Deed of record as Instrument No. 20080214-0014939 in said Register's Office.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309-0020470, Register's Office for Davidson County, Tennessee.
7. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtances of record as Instrument No. 20090309-0020488, said Register's Office.
8. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065912 in said Register's Office.
9. Easement for Sanitary Sewers, Water Line and Appurtenances, of record as Instrument No. 20110411-0027742 in said Register's Office.
10. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtances of record as Instrument No. 20090309-0020517 in said Register's Office.
11. Obligations set forth in the Easement for Sanitary Sewers, Drainage Flow and Appurtenances of record as Instrument No. 20090805-0073466 in said Register's Office.
12. Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20110603-0042709 as amended by Instrument No. 20120119-0005431, in the Register's Office for Davidson County, Tennessee."

That Affiant makes this Affidavit solely for the purpose of correcting said errors contained in the Warranty Deed of record as Instrument No. 20120330-0027262, in the Register's Office for Davidson County, Tennessee.

Executed at Nashville, Tennessee, this the 18th day of March, 2014.

Richard W. Sebastian, Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 18th day of March, 2014, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE