BILL GARRETT, Davidson County
Trans:T20140026545 AFFIDAVIT
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20140421-0032725

THIS INSTRUMENT PREPARED BY:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BOX 10-A

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

SCRIVENER'S AFFIDAVIT

WHEREAS, South Nashville Partners, LLC, ("Grantor") conveyed to Land Development.Com, Inc., ("Grantees") by a Warranty Deed dated August 8, 2013, and recorded in Instrument No. 20130813-0084776, in the Register's Office for Davidson County, Tennessee, the property commonly known as 764 and 768 East Argyle Avenue, Nashville, TN 37203.

WHEREAS the property conveyed was described as:

TWO TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF THE NORTHERLY PART OF LOT NO.2 AND ALL OF LOT NO.3 ON THE MAP OF W. H. MATTHEWS' SUBDIVISION OF LOT NOS. 6,7,8 AND 9 OF THE WAVERLY PLAN, AS OF RECORD TN BOOK 161, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT AN IRON PIN TN THE NORTHERN MARGIN OF ARGYLE AVENIJE 157.95 FEET EASTERLY FROM THE NORTHEAST INTERSECTION OF ARGYLE AVENUE AND EIGHT AVENUE, SOUTH; THENCE NORTH 81 DEG. 02' WEST 62.0 FEET ALONG SAID NORTHERN MARGIN OF ARGYLE AVENUE TO AN IRON PIN; THENCE NORTH 7 DEG. 00' EAST 128.0 FEET TO AN IRON PIN; THENCE NORTH 81 DEG. 02' WEST 33.0 FEET TO AN IRON PIN; THENCE NORTH 7 DEG. 53' 30" EAST 32.1 FEET TO AN IRON PIN IN THE SOUTHERN MARGIN OF AN ALLEY; THENCE SOUTH 81 DEG. 02' EAST ALONG SAID ALLEY MARGIN 100.0 FEET TO AN IRON PIN, BEING THE NORTHEAST CORNER OF SAID LOT NO. 3 TN SAID W. H. MATTHEWS' SUBDIVISION; THENCE SOUTH 8 DEG. 58' WEST 160.0 FEET WITH THE EASTERN BOUNDARY OF SAID LOT NO. 3 TO THE POINT OF BEGINNING.

TRACT 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 128 FEET OF LOT NO. 1 AND THE SOUTHERLY 128 FEET OF THE WESTERLY PART OF LOT NO.2 ON THE MAP OF W. H. MATTHEWS SUBDIVISION OF LOT NOS. 6,7,8 AND 9 OF THE WAVERLY PLAN, AS OF RECORD IN BOOK 161, PAGE 48,

REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF 8TH AVENUE SOUTH, AS WIDENED, AND ARGYLE AVENUE; THENCE WITH THE EASTERLY MARGIN OF 8TH AVENUE, SOUTH, NORTHWARDLY 128 FEET TO A POINT 35 FEET 8 INCHES SOUTH OF THE SOUTHERLY MARGIN OF AN ALLEY; THENCE EASTWARDLY 90 FEET; THENCE .

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 I, or a member of my staff, prepared the Warranty Deed of record in Instrument No. 20130813-0084776, wherein South Nashville Partners, LLC, conveyed subject property to Land Development.Com.Inc. I was made aware of the omitted last two calls of the legal description, and that it is incorrect and this was the result of a "scrivener's error" by the Affiant or a member of his staff and that the intention of the Grantor in the said Warranty Deed was to convey the following:

TWO TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF THE NORTHERLY PART OF LOT NO.2 AND ALL OF LOT NO.3 ON THE MAP OF W. H. MATTHEWS' SUBDIVISION OF LOT NOS. 6,7,8 AND 9 OF THE WAVERLY PLAN, AS OF RECORD TN BOOK 161, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT AN IRON PIN TN THE NORTHERN MARGIN OF ARGYLE AVENIJE 157.95 FEET EASTERLY FROM THE NORTHEAST INTERSECTION OF ARGYLE AVENUE AND EIGHT AVENUE, SOUTH; THENCE NORTH 81 DEG. 02' WEST 62.0 FEET ALONG SAID NORTHERN MARGIN OF ARGYLE AVENUE TO AN IRON PIN; THENCE NORTH 7 DEG. 00' EAST 128.0 FEET TO AN IRON PIN; THENCE NORTH 81 DEG. 02' WEST 33.0 FEET TO AN IRON PIN; THENCE NORTH 7 DEG. 53' 30" EAST 32.1 FEET TO AN IRON PIN IN THE SOUTHERN MARGIN OF AN ALLEY; THENCE SOUTH 81 DEG. 02' EAST ALONG SAID ALLEY MARGIN 100.0 FEET TO AN IRON PIN, BEING THE NORTHEAST CORNER OF SAID LOT NO. 3 TN SAID W. H. MATTHEWS' SUBDIVISION; THENCE SOUTH 8 DEG. 58' WEST 160.0 FEET WITH THE EASTERN BOUNDARY OF SAID LOT NO. 3 TO THE POINT OF BEGINNING.

TRACT 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 128 FEET OF LOT NO. 1 AND THE SOUTHERLY 128 FEET OF THE WESTERLY PART OF LOT NO.2 ON THE MAP OF W. H. MATTHEWS SUBDIVISION OF LOT NOS. 6,7,8 AND 9 OF THE WAVERLY PLAN, AS OF RECORD IN BOOK 161, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF 8TH AVENUE SOUTH, AS WIDENED, AND ARGYLE AVENUE; THENCE WITH THE EASTERLY MARGIN OF 8TH AVENUE, SOUTH, NORTHWARDLY 128 FEET TO A POINT 35 FEET 8 INCHES SOUTH OF THE SOUTHERLY MARGIN OF AN ALLEY; THENCE EASTWARDLY 90 FEET; THENCE

SOUTHWARDLY 128 FEET TO THE NORTHERLY MARGIN OF ARGYLE AVENUE; THENCE WITH SAID AVENUE, WESTWARDLY 90 FEET TO THE BEGINNING.

And being the same property conveyed to Land Development.Com, Inc., by deed from South Nashville Partners, LLC of record in Instrument No. 20130813-0084776, Register's Office for Davidson County, Tennessee.

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 21st day of April, 2014.

Notary Public

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

My Commission Expires MAY 20, 2014