BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140028709 AFFIDAVIT
Recvd: 04/28/14 11:35 2 pgs
Fees:12.00 Taxes:0.00
20140428-0035417

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

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

SCRIVENER'S AFFIDAVIT

WHEREAS, Kossie Gardner, Jr. n/k/a Carthagelius Gardner, ("Grantor") conveyed to Gregory L. Beard and wife, Keisha Gardner-Beard ("Grantee") by a Quitclaim Deed dated February 26, 2003, and recorded in Instrument No. 20030312-0033052, Register's Office for Davidson County, Tennessee and being re-recorded in Instrument No. 20030319-0036469 and Instrument No. 20030916-0135693, Register's Office for Davidson County, Tennessee, the property commonly known as 4411 Ashland City Highway, Nashville, TN 37218.

WHEREAS the property conveyed was described as:

Being a parcel of land located in the 13th Civil District of Metropolitan Nashville, Davidson County, Tennessee, bounded on the North by State Highway 12 and Eaton's Creek, on the East, South, and West by the Hills of Calvary Corporation, being a portion of Lot 8 of the Dr. J.H. Jordan Subdivision as recorded in plat Book 2, page 79 (Register's Office of Davidson County, Tennessee) and being more particularly described as follows:

Beginning at a railroad spike on the Southerly margin of State Highway 12 also known as Hydes Ferry Pike, said iron being approximately 475 feet East of the centerline intersection of said Highway 12 and Jordonia Station Road and also South 85 degrees 11' 00" East 25.00 feet from the Northeast corner of Lot No. 7 of said Dr. J.H. Jordan Subdivision; thence along the Southerly right of way of State Highway 12 South 85 degrees 11' 00" East 91.00 feet to a point in the centerline of Eaton's Creek thence, leaving the Southerly right of way of Highway 12 and with the centerline of Eaton's Creek South 23 degrees 11' 00' East 263.10 feet to the point; thence continuing with the creek South 41 Degrees 20' 00" East 86.50 feet to a point; thence leaving Eaton's Creek and along the Westerly line of Lot No. 9 South 02 degrees 30' 00" West passing through an iron rod at the top of the bank at 45 feet in all 460.00 feet to an iron rod, the Southeast corner of the tract herein described; thence, leaving Lot No. 9 and along the line of the Hills of Calvary Corporation North 85 degrees 11' 00" West 450.20 feet to an iron rod; thence with the same North 02 degrees 30' 00" East 340.00 feet to an iron rod; thence, with same South 87 degree 30' 00" East 185.00 feet to an iron rod, thence , with same North 02 degrees 30' 00" East 405.00 feet to the point of beginning, containing 5.37 acres more or less, according to a survey by Boyd B. Gibbs, R.L.S. Mo. 1598 Cumberland Survey, 7710 Caney Ford Road, Fairview, TN 37062, dated January 29, 1991.

WHEREAS a "scrivener's error" was made in the Date on page 1 of the said Quitclaim Deed.

NOW THEREFORE, Kevin T. Williams, ("Affiant") makes the following statements:

I am an attorney at law, licensed under the laws of the State of Tennessee and acted as the closing attorney in the transaction wherein Kossie Gardner, Jr. n/k/a Carthagelius Gardner conveyed to Gregory L. Beard and wife, Keisha Gardner-Beard. I was made aware of the error wherein the date is incorrect on page 1 of the Quitclaim Deed and this was the result of a "scrivener's error" by the Affiant or a member of his staff and the correct date on page 1 of the Quitclaim should be February 28, 2003.

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 not.

Dated this 21 day of April, 2014.

KEVIN T. Williams

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin T. Williams, 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 21 day of April, 2014.

Notary Public

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015