THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
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SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

WHEREAS Julienne L. Daniel, unmarried, ("Grantor") conveyed to Brad Daniel, unmarried, ("Grantee") by a Warranty Deed dated June 28, 2012, and recorded as Instrument No. 20120702-0058119, in the Register's Office for Davidson County, Tennessee, the property commonly known as 900 19th Avenue, South Unit 1002 and Unit 1003, Nashville, Tennessee 37212, and

WHEREAS the property conveyed was described as:

> Certain condominiums located in Davidson County, Tennessee, being Unit No. 1002, Level 12, and Unit 1003 of University Square Condominium Apartments, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq, of the Tennessee Conde Annotated, under the Master Deed establishing University Square Condominium Apartments of record in Book 7051, page 529, as amended in Book 7119, page 884, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit ___ to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit ___ to said Master Deed.

WHEREAS no Exhibit is attached to the said Master Deed; and

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

NOW THEREFORE, Mitchell A. Watts, ("Affiant"), after first being duly sworn according to law, makes the following statements:

I am an attorney at law, licensed under the laws of the State of Tennessee and prepared the Warranty Deed wherein Julienne L. Daniel, unmarried, conveyed subject property to Brad Daniel, unmarried. I was made aware of the reference to the non-existent Exhibit to the Master Deed in the legal description of the property and that the reference was incorrect and this was the result of a "scrivener's error" by the Affiant and that the intention of the Grantor in the said Warranty Deed was to convey the following described parcel of property:

> BEING Unit 1002 and Unit 1003 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property together with the appurtenant interest in the common elements of University Square Condominium Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 7051, page 529, amended in Book 7119, page 884, in the 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 not.

MITCHELL A. WATTS

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 Mitchell A. Watts, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of May, 2014.

Lindsey Vogel
Notary Public

LINDSEY VOGEL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

My Commission Expires: 12-06-16