AFTER RECORDATION, RETURN TO:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37027

PREPARED BY:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20140045541 AFFIDAVIT
Recvd: 06/26/14 13:05 2 pgs
Fees:12.00 Taxes:0.00
20140626-0056030

AFFIDAVIT OF SCRIVENER'S ERROR

Before me, the undersigned attesting officer, came Trey Cain (the "Affiant"), who being sworn, duly deposes as follows:

1. **Tennessee Title and Escrow Affiliates, LLC was the closing agent on the 27th day of December, 2013, for a transaction involving the property described on Warranty Deed attached hereto and incorporated herein by reference.**

2. **In conjunction with the above closing, Tennessee Title & Escrow Affiliates, LLC, recorded a Warranty Deed, prepared by Trey Cain, recorded on December 31, 2013, in Instrument No. 20131231-0131243, in the Register's Office for Davidson County, Tennessee, which Warranty Deed listing the following incorrect Legal Description:**

   A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

   Being a parcel of land in the 5th, formerly the 12th and 25th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by John B. Kohl, III, dated June 18, 1986, as follows:

   Beginning on the southerly margin of Kentucky Avenue 100 feet east of the southeast corner of said Avenue and 48th Ave. No., being the northeast corner of the proprety conveyed to Harold Bryant and wife, Vicki L. Bryant, of record in Book 5995, Page 649, Register's Office for said County; thence, with said alley, eastwardly 60 feet; thence northwardly 150 feet to the southerly margin of Kentucky Avenue; thence with said Avenue westwardly 60 feet to the beginning.

   Being the same property conveyed to L.B. Mitchum, and wife, Bernice Mitchum by Warranty Deed from W.P. Winn and Mary P. Winn, dated June 18, 1986 and recorded in Book 6892, Page 839, Register's Office for Davidson County, Tennessee. The said Bernice Mitchum having since died in Davidson County, Tennessee on July 8, 1998. Being further conveyed to Bravo Two, LLC, a Tennessee limited liability company, from L.B. Mitchum, unmarried, by Warranty Deed recorded on July 8, 2013 in Instrument Number 20130708-0070108, Register's Office for Davidson County, Tennessee.

3. **A Scrivener's Error was made in the preparation of the Warranty Deed and Legal Description such that following, correct Legal Description should have been listed on the Warranty Deed:**

   Being Unit A, 4707 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record as Instrument Number 20130806-0082559, Register's Office

for Davidson County, to which reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to Bravo Two, LLC, a Tennessee limited liability company, from L.B. Mitchum, unmarried by Warranty Deed and recorded on July 8, 2013 of record Instrument Number 20130708-0070108, by Register's Office for Davidson County, Tennessee.

4. **The purpose of this affidavit is to put all parties on notice of the above-described error and to correct the same.**

5. **Affiant is aware that this Affidavit will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.**

Tennessee Title & Escrow Affiliates, LLC

By: _____
Trey Cain

Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the president (or other officer authorized to execute the instrument) of Tennessee Title & Escrow Affiliates, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as president (or other authorized officer).

Witness my hand, at office, this Friday, June 13, 2014.

_____
Notary Public

My commission expires: 9-9-2014

FILE NO: 2013102779

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014