BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140059681 DEEDWARR
Recvd: 08/14/14 09:58 1 pgs
Fees:13.00 Taxes:18.50
20140814-0073380

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

SCRIVENER'S AFFIDAVIT

WHEREAS, Lone Oak, LLC, a Tennessee limited liability company, ("Grantors"), conveyed to Benjamin J. Fehr, unmarried, ("Grantee") by a Warranty Deed dated June 30, 2014 and recorded in Instrument #20140701-0057641, Register's Office for Davidson County, Tennessee, the property commonly known as 5307 B Illinois Ave., Nashville, TN 37209; and

WHEREAS a "scrivener's error" was made in that the consideration amount shown on the first page of said Warranty Deed shows it as being $314,800.00 .

NOW THEREFORE, J. Greg Hardeman, ("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 Lone Oak, LLC, a Tennessee limited liability company, ("Grantors"), conveyed to Benjamin J. Fehr, unmarried. I was made aware of the error wherein the consideration amount is incorrect on the first page of the Warranty Deed and this was the result of a "scrivener's error" by the Affiant or a member of his staff and the correct consideration amount should be $319,800.00.

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 13 day of August, 2014.

J. Greg Hardeman

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 J.Greg Hardeman, 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 13th day of August, 2014.

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires SEPT. 18, 2017