THIS INSTRUMENT PREPARED BY:

TUNE, ENTREKIN & WHITE, P.C. (TCS)
Regions Financial Center, Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20140073526 AFFIDAVIT
Recvd: 09/30/14 15:16 5 pgs
Fees:27.00 Taxes:0.00
20140930-0090244

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit of Scrivener's Error is executed this 29th day of September, 2014 pursuant to Tennessee Code Annotated 66-24-101(a)(27).

WITNESSETH:

WHEREAS, by Warranty Deed dated September 12, 2014 and recorded as Instrument No. 20140915-0084446 of the Office of the Register of Deeds for Davidson County, Tennessee executed by Christopher Carter (the "Grantor") certain property described therein was conveyed to RWA/Porter Road Associates, LLC (the "Grantee");

WHEREAS, the Warranty Deed contained two incorrect map and parcel references;

WHEREAS, the undersigned desires to correct the map and parcel references.

NOW THEREFORE, the undersigned, Thomas C. Scott as preparer of the Warranty Deed after being duly sworn does hereby affirm that Exhibit A attached is the correct recorded Warranty Deed but with the correct map and parcel references shown thereon.

WITNESS my hand the year and date above written.

Thomas C. Scott

Sworn to and subscribed before me this 29th day of September, 2014.

Notary

My Commission expires:

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public for the County and State aforesaid, personally appeared Thomas C. Scott, 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 Affidavit of Scrivener's Error.

Witness my hand and seal at office in Nashville, Tennessee, this 29th day of September, 2014.

Notary Public

My Commission Expires: _____



EXHIBIT A

THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C.
USB Tower
315 Deaderick St, Suite 1700
Regions Center
Nashville, TN 37238

BILL GARRETT, Davidson County
Trans: T20140068840 DEEDWARR
Recvd: 09/15/14 15:44 3 pgs
Fees: 18.00 Taxes: 962.00
[redacted]
20140915-0084446

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2014.

Notary Public

My Commission expires: My Commission Expires MAY 3, 2016

THIS INSTRUMENT PREPARED BY:

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
RWA/Porter Road Associates, LLC	Same	083-030-109.00
(NAME)	(NAME)	
329 54th Ave N		083-030-110.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Christopher Carter, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto RWA/Porter Road Associates LLC, a Tennessee limited liability company hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described on Exhibit A attached hereto:

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. The GRANTOR covenants with said GRANTEE that the he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise set out herein. The GRANTOR does further covenant and bind himself and his heirs, and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR hereby assigns to GRANTEE all rights of GRANTOR in and to a Residential Lease Agrement with Alyssa Spyridon dated November 11, 2013.

Witness my hand this 12th day of September 2014.

Christopher Carter

ACKNOWLEDGEMENT:

State of Tennessee }
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Christopher Carter,** 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 at office this 12th day of September 2014.

My Commission expires:
6/20/2017

Notary Public

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

Legal Description.

Land situated in the 7th council district of Davidson County, Tennessee, being bounded on the West by Porter Road, on the North by Janice Cathey, of record in Instrument Number 20051202-0145256, in the Register's Office for Davidson County, Tennessee, on the East by Wanda Montgomery Burnett, of record in Deed Book 7289, Page 977, in the Register's Office for Davidson County, Tennessee, on the South and East at the southeast corners by James S. Norman, of record in Deed Book 2742, Page 97, in the Register's Office for Davidson County, Tennessee, on the South by Harry D. Porter, of record in Deed Book 8388, Page 14, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Commencing at the intersection of the Northerly margin of Creighton Avenue and the Easterly margin of Porter Road, thence Northerly along the margin of Porter Road, a distance of 400 feet to an iron rod set, said rod being the north west corner of lands owned by Harry D. Porter, being the southwesterly corner of the tract herein described, and the point of beginning;

Thence with the margin of Porter Road, N 30°22'59" E, a distance of 63.00 feet to an iron rod set;

Thence continuing with the margin of Porter Road, N 30°34'54" E, a distance of 109.00 feet to an iron rod set, at the southwest corner of Janice Cathey property;

Thence leaving the margin of the road and with Cathey's line, S 77°56'24" E a distance of 168.25 feet to an iron rod set at the southeast corner of Janice Cathey property and in the westerly line of Wanda Montgomery Burnett;

Thence with said line, S 13°44'28" W, a distance of 85.75 feet to an iron rod set, at the southwest corner of Wanda Montgomery Burnett property and in the northerly line of James S. Norman;

Thence with Norman's line, N 82°22'29" W, a distance of 60.00 feet to an iron rod set at his northwest corner;

Thence continuing with Norman line, S 18°26'41" W, a distance of 44.50 feet to an iron rod set at the northeast corner of Harry D. Porter;

Thence with said line, N 88°21'45" W, a distance of 158.00 to an iron rod set, which is the point of beginning, having an area of 24,635.02 square feet, 0.566 acres and being part of a survey performed by Dale and Associates on July 26, 2014 under the supervision of a register land surveyor, Steven C Matthews, TN# 2352

Northern portion of the herein described is the same property conveyed to Christopher Carter in Special Warranty Deed dated August 3, 2009 by Federal Home Loan Mortgage Corporation of record in Instrument Number 20090831-0081530, in the Register's Office for Davidson County, Tennessee, and the Southern portion of herein described is the same property conveyed to Christopher Carter in Final Decree Confirming Sale form Metropolitan Government of Nashville, Davidson County, Plaintiff verses Delinquent taxpayer, Leslie Cappama, in Instrument Number 20120411-0030990, in the Register's Office for Davidson County, Tennessee, being part of lots 60 and 61 on the Plan of Brownsville Book 21, Page 9 in the Register's Office for Davidson County, Tennessee, and being lot 6 on an unrecorded plan of R.L. Scobey's land and Part of lot 2 Subdivision of Bradford and McClure land, not of record.