THIS INSTRUMENT PREPARED BY AND RETURN TO: 10-A
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140076623 AFFIDAVIT
Recvd: 10/09/14 16:19 1 pgs
Fees:12.00 Taxes:0.00
20141009-0093903

SCRIVENER'S AFFIDAVIT

WHEREAS, Gregory A. Caplinger, ("Grantor") conveyed to JHAS Properties, Corp., ("Grantee") by a Warranty Deed dated September 12, 2014 of record in Instrument No. 20140915-0084255, in the Register's Office for Davidson County, Tennessee, the property commonly known as 5414 california Ave., Nashville, TN 37209; and

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Lot 1319 and part of Lots 1317 and 1321, WEST NASHVILLE PLAN NO. 2, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

WHEREAS a "scrivener's error" was made wherein the incorrect legal description of the improved property was described in said Warranty Deed.

NOW THEREFORE, I, Kevin D. Montgomery, ("Affiant") make the following statements:

I am an attorney at law, licensed under the laws of the State of Tennessee and handled the transaction wherein, Gregory A. Caplinger, ("Grantor") conveyed to JHAS Properties, Corp.. I was made aware of the error in legal description described in the Warranty Deed of the property and this was the result of a "scrivener's error" by the Affiant or a member of my staff and it was my intention in the said Deed of Trust for the property to be described as follows:

Land in Davidson County, Tennessee, being Lot 1319 and Part Lots 1317 and 1321 of BLOCK 49, PLAN NO. 2, WEST NASHVILLE, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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.

Kevin D. Montgomery

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 Kevin D. Montgomery, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand and official seal this 9th day of October, 2014.

My commission expires

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

Notary Public