This instrument prepared by: BOX 10-B
Cohen & Cohen, Attorneys At Law
4908 Charlotte Avenue
Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20140097495 AFFIDAVIT
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AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being given for the purpose of correcting an error in the legal description used in a Quitclaim Deed conveying certain real property known as 425 McClellan Ave., Nashville, TN 37211 from Andrew Tilghman to Andrew Tilghman and wife, Lindsey J. Tilghman. Said Quitclaim Deed was executed on February 12, 2014 and recorded February 12, 2014 as Instrument No. 20140212-0012591, Register's Office for Davidson County, Tennessee.

Comes now Deborah J. Cohen who, having first been duly sworn according to law, deposes and says:

1. That I am an attorney licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Davidson County, Tennessee.

2. That on or about February 12, 2014, my office, under my direction, used the following legal description in preparation of the quitclaim deed referenced above, to wit:

   Land in Davidson County, Tennessee, being further described as follows:

   Being the North 120 feet of Lots No. 16 and 17 on Radnor Terrace Subdivision, of record in Book 421, page 58, Register's Office for said County. Said part of said lots adjoin and front together 100 feet on the southerly side of Radnor Terrace, formerly McClellan Avenue, and run back between parallel lines 120 feet to a dead line.

   Being the same property conveyed to Andrew Tilghman from Meridian Construction Company, LLC, by deed dated June 11, 2007, of record in Instrument No. 20070614-0071326, Register's Office for Davidson County, Tennessee.

3. **Through inadvertence, mistake, and scrivener's error, the language/wording in the Document is incorrect.**

4. **The incorrect language described in paragraph number 2 is hereby deleted and replaced with the following correction:**

   Land in Davidson County, Tennessee, being further described as follows:
   Being the North 120 feet of Lot No. 16 on Radnor Terrace Subdivision, of record in Book 421, page 58, Register's Office for said County. Said part of said lot fronts 50 feet on the southerly side of Radnor Terrace, formerly McClellan Avenue, and run back between parallel lines 120 feet to a dead line.
   Being the same property conveyed to Andrew Tilghman from Meridian Construction Company, LLC, by deed dated June 11, 2007, of record in Instrument No. 20070614-0071326, Register's Office for Davidson County, Tennessee.

5. That the intent was to convey the real property owned by Andrew Tilghman as referenced in Instrument No. 20070614-0071326 and corrected in Attorney's Affidavit of Correction of record in Instrument No. 20070816-0097822, said Register's Office and such error in the legal description as listed above was inadvertent and merely a scrivener's error.

Further affiant says not.

DEBORAH J. COHEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 23rd day of December, 2014.

My commission expires:
November 5, 2018

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah J. Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of December, 2014.

My Commission expires:
November 5, 2018

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018