THIS INSTRUMENT PREPARED BY: mail to
KEVIN D. MONTGOMERY, ATTORNEY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Davidson County AFFIDAVIT
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SCRIVENER'S AFFIDAVIT

WHEREAS, **Nashville Building Group, LLC and Kevin D. Montgomery, Trustee**, ("Grantor") conveyed to **Nashville Building Group, LLC** (" Grantee") by a Quitclaim Deed dated April 18, 2014 and recorded in Instrument #20140421-0032723, in the Register's Office for Davidson County, Tennessee, certain real property on Chester Avenue, Nashville, Tennessee.

WHEREAS a "scrivener's error" was made in the legal description in said deed. The incorrect legal description is as follows:

> Land in Davidson County, Tennessee, being Lot No. 27 of Block "B", Map of Belle Forest, No. 2, of record in Book 843, page 94, Register's Office for said County. Said lots and part of lot adjoin and front together 101 feet on the south side of Chesterfield Avenue and run back between parallel lines 132 feet to a dead line.
>
> Being the same property conveyed to Nashville Building Group, LLC, a Tennessee limited liability company by Deed from Omentress Anderson, single of record in Instrument No. 20140304-0018266, said Register's Office.

AND

> Land in Davidson County, Tennessee, adjacent to and lying west of Lot 27 of Block "B", Map of Belle Forest, No 2, of record in Book 843, page 94, Register's Office for said County, described according to a survey by T. R. Sanford, Surveyor, dated March 28, 1967, as follows:
>
> BEGINNING at a point on the south side of Chester Avenue, formerly Chesterfield, at the northwest corner of said Lot 27; thence with the westerly line of said Lot, southerly 132 to a monument in the line of said L&N R.R.; thence with the line of said L & N R.R., northwesterly 141 feet, more or less, to the southerly margin of said Avenue, thence with said Avenue eastwardly 50 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to Nashville Building Group, LLC, a Tennessee limited liability company by Deed from Omentress Anderson, single of record in Instrument No. 20140304-0018267, said Register's Office.

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

I am an attorney at law, licensed under the laws of the State of Tennessee and I prepared the Quitclaim Deed mentioned above. I was made aware of the incorrect legal description and this was the result of a "scrivener's error" by the Affiant or a member of his staff.

The correct legal description is as follows:

> Land in Davidson County, Tennessee, being Lot No. 27 of Block "B", Map of Belle Forest, No. 2, of record in Book 843, page 94, Register's Office for said County. Said lot fronts 36 feet on the south side of Chesterfield Avenue and runs back between parallel lines 132 feet to a dead line.

Being a portion of the property conveyed to Nashville Building Group, LLC, a Tennessee limited liability company by Deed from Omentress Anderson, single of record in Instrument No. 20140304-0018266, said Register's Office.

AND

Land in Davidson County, Tennessee, adjacent to and lying west of Lot 27 of Block "B", Map of Belle Forest, No 2, of record in Book 843, page 94, Register's Office for said County, described according to a survey by T. R. Sanford, Surveyor, dated March 28, 1967, as follows:

BEGINNING at a point on the south side of Chester Avenue, formerly Chesterfield, at the northwest corner of said Lot 27; thence with the westerly line of said Lot, southerly 132 to a monument in the line of said L&N R.R.; thence with the line of said L & N R.R., northwesterly 141 feet, more or less, to the southerly margin of said Avenue, thence with said Avenue eastwardly 50 feet, more or less, to the point of beginning.

Being the same property conveyed to Nashville Building Group, LLC, a Tennessee limited liability company by Deed from Omentress Anderson, single of record in Instrument No. 20140304-0018267, said Register's Office.

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 12th day of March 2015.

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 (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 12th day of March 2015.

Notary Public

My Commission Expires

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016