AFTER RECORDATION, RETURN TO:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37062

BILL GARRETT, Davidson County
Trans:T20150020133 AFFIDAVIT
Recvd: 03/19/15 11:42 4 pgs
Fees:22.00 Taxes:0.00
20150319-0023760

PREPARED BY:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37062

AFFIDAVIT OF SCRIVENER'S ERROR

Before me, the undersigned attesting officer, came Trey Cain (the "Affiant"), who being sworn, duly deposes as follows:

1. Trey Cain, (affiant), prepared a Warranty Deed filed for record on February 20, 2014, in Instrument Number 20140220-0014499, Register's Office for Davidson County, Tennessee, for a transaction involving the property described on Exhibit "A" attached hereto and incorporated herein by reference.

A Scrivener's Error was made in the preparation of the Warranty Deed in such that the legal description referenced in Warranty Deed is incorrect.
The correct legal description should be shown as follows:

Land in Davidson County, Tennessee, being a portion of the westerly 70 feet 9 inches of Lot No. 15 on Jones and Dudley's Addition, as of record in Book 57, page 147, and being same property identified as Unit A on Exhibit B on the 1004 West Grove Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130325-0029187, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 70 feet 9 inches on the northwesterly side of West Grove Avenue and runs back between parallel lines 145 feet to an alley.

This property is improved property known as 1004 West Grove Avenue, Nashville, TN 37203.

Being part of the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company by Warranty Deed from Charles Anthony, Jr., married, and Byron Anthony, married and Kenneth Anthony, unmarried, by Warranty Deed recorded on March 25, 2013 in Instrument Number 20130325-0029186, Register's Office for Davidson County, Tennessee.

2. **The purpose of this affidavit is to put all parties on notice of the above-described error and to correct the same.**

3. **Affiant is aware that this Affidavit will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.**

Trey Cain

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Trey Cain, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this Monday, March 09, 2015.

Notary Public

My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

BILL GARRETT, Davidson County
Trans:T20140011860 DEEDWARR
Recvd: 02/20/14 09:47 2 pgs
Fees:13.00 Taxes:1598.40
20140220-0014499

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $432,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February 2014.

Notary Public
My commission expires: 9-12-2014

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

(1)

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy J. Wilson, Jr. 1004 West Grove Avenue Nashville, TN 37203	New Owner	105090302 00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aerial Investment Properties, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Timothy J. Wilson, Jr., married**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 70 feet 9 inches of Lot No. 15 on Jones and Dudley's Addition, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 70 feet 9 inches on the northwesterly side of West Grove Avenue and runs back between parallel lines 145 feet to an alley.

Being part of the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company, from Charles Anthony, Jr., married, and Byron Anthony, married and Kenneth Anthony, unmarried, by Warranty Deed recorded on March 25, 2013 in Instrument Number 20130325-0029186, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1004 West Grove Avenue, Nashville, TN, 37203.**

This conveyance is subject to the following: (1) Taxes for the year 2014, a lien, not yet due and payable; (2) Declaration of covenants, Conditions and Restrictions for 1004 West Grove Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20130325-0029187, Register's Office for Davidson County, Tennessee; (3) other matters of public record which may affect the premises.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs 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.

WITNESS my hand this the 14th day of February, 2014.

Aerial Investment Properties, LLC

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Authorized Representative** (or other officer authorized to execute the instrument) of **Aerial Investment Properties, LLC**, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as president (or other authorized officer).

Witness my hand, at office, this 14th day of February, 2014.

_____
Notary Public

My commission expires: 9-9-2014

FILE NO: 2014022924

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014