Document prepared by and return to:
Legacy Title and Escrow, LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
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SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE:
COUNTY OF RUTHERFORD:

Before the undersigned authority, this 11 day of May, 2015, personally appeared Danny Lee Smith, of 330 Robert Rose Drive, Murfreesboro, TN 37129, (Affiant), who by me, being first duly cautioned and sworn, and states:

1. He is the owner of Legacy Title and Escrow, LLC, with an office located at the address shown above.

2. On March 9, 2015 Legacy Title and Escrow, LLC, conducted a real estate closing involving the following property:

Tract No I:
Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc., Map 43-15, Parcel 131 of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S #2389, dated 11-22-06, and being more particularly described as follows;

BEGINNING at an iron pin new in the westerly right-of-way line of Larkin Springs Road, at the southeasterly corner of the TCMC Madison-Portland, Inc. property, of record at Instrument No. 20060403-0037167, Map 43-15, Parcel 130;

Thence, with said right-of-way line, S 7 deg 47' 21" W, 109.47' to an iron pin old at the northeasterly corner of the Dennis Joyner, Sr., property of record in Deed Book 1714, Page 37;

Thence, with the northerly line of said Joyner property, N 82 deg 39' 20" W, 221.96' to an iron pin old in the easterly line of the Turning Point Church property of record in Deed Book 1340, Page 91;

Thence, with said line, N 8 deg 43' 45" E, 108.28' to an iron pin old at the southwest corner of the aforementioned TCMC property Map 43-15, Parcel 130;

Thence, S 82 deg 58' 28" E, 220.20' to the POINT OF BEGINNING and containing 24065 square feet, or 0.552 acres, more or less.

Tract No. II:
Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart,

Freeland, Roberts, Inc., Stanley K. Draper, R.L.S #2389, dated 11-22-06, and being Lot 2, Mount Vernon Missionary Baptist Church, of record in Plat Book 9700, Page 306, and being more particularly described as follows;

BEGINNING at an iron pin old in the westerly right-of-way line of Larkin Springs Road , said pin being the northeasterly corner of the herein described tract;

Thence, with said right-of –way line, S 7 deg 44' 28" W, 96.99' to an iron pin new, being the northeasterly corner of Lot 3 of said subdivision;

Thence, with the northerly line of said Lot 3, N 85 deg 11' 33" W, 330.02' to an iron pin new, in the easterly line of the Mount Vernon Missionary Baptist Church property, of record in Deed Book 10335, Page 72;

Thence, with said line, N 5 deg 03' 23" E, 98.32' to an iron pin old at the southwest corner of the Adrian A. Dawson property of record at Instrument No. 20050822-0099730 and being the northwest corner of the herein described tract;

Thence, S 84 deg 56' 37" E, 334.56' to the POINT OF BEGINNING and containing 32432 square feet, or 0.745 acres, more or less.

This property located at 212 and 310 Larkins Springs Road, Madison, Tennessee 37115

Being the same property conveyed to Larry Kenneth Johnson by General Warranty Deed from HTI Memorial Hospital Corporation, a Tennessee corporation, dated December 22, 2006 and recorded December 29, 2006 as Instrument No. 20061229-0160997 in the Register Office for Davidson County, Tennessee.

3. At this closing Larry Kenneth Johnson, executed a Warranty Deed, dated March 9, 2015 and recorded March 17, 2015 as Instrument No. 20150317-0022787, Register's Office for Davidson County, Tennessee.

   Said Warranty Deed was inadvertently recorded with incorrect Legal description listing two Tracts of Land.

4. The purpose of this Affidavit is to give record notice that Tract I of this legal description is excluded in this conveyance. The correct legal description is as follows:

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S #2389, dated 11-22-06, and being Lot 2, Mount Vernon Missionary Baptist Church, of record in Plat Book 9700, Page 306, and being more particularly described as follows;

BEGINNING at an iron pin old in the westerly right-of-way line of Larkin Springs Road , said pin being the northeasterly corner of the herein described tract;

Thence, with said right-of –way line, S 7 deg 44' 28" W, 96.99' to an iron pin new, being the northeasterly corner of Lot 3 of said subdivision;

Thence, with the northerly line of said Lot 3, N 85 deg 11' 33" W, 330.02' to an iron pin new, in the easterly line of the Mount Vernon Missionary Baptist Church property, of record in Deed Book 10335, Page 72;

Thence, with said line, N 5 deg 03' 23" E, 98.32' to an iron pin old at the southwest corner of the Adrian A. Dawson property of record at Instrument No. 20050822-0099730 and being the northwest corner of the herein described tract;

Thence, S 84 deg 56' 37" E, 334.56' to the POINT OF BEGINNING and containing 32432 square feet, or 0.745 acres, more or less.

Being the same property conveyed to Larry Kenneth Johnson by General Warranty Deed from HTI Memorial Hospital Corporation, a Tennessee corporation, dated December 22, 2006 and recorded December 29, 2006 as Instrument No. 20061229-0160997 in the Register Office for Davidson County, Tennessee.

Further Affiant sayeth not.

Danny Lee Smith

STATE OF TENNESSEE:
COUNTY OF RUTHERFORD:

Acknowledged before me on May 11, 2015 by Danny Lee Smith as his free act and deed. He is personally known to me or has produced a Driver's License as identification.

Kristina Kaye Ditinno

Notary public, State of Tennessee, County of Rutherford.

My commission expires April 24, 2018

KRISTINA KAYE DITINNO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY