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:T20150066982 AFFIDAVIT
Recvd: 08/12/15 09:06 2 pgs
Fees:12.00 Taxes:0.00
20150812-0080529

SCRIVENER'S AFFIDAVIT

WHEREAS, Lone Oak, LLC, a Tennessee limited liability company, ("Grantor") conveyed to Matthew Lewers and Mary Catherine Mason, Joint Tenants with Right of Survivorship, ("Grantee") by a Warranty Deed dated, July 23, 2015 of record in Instrument No. 20150723-0072358, in the Register's Office for Davidson County, Tennessee, the property commonly known as 4709 Kentucky Ave., Nashville, TN 37209; and

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Units A & B of 4709 Kentucky Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4709 Kentucky Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150310-002068, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4709 Kentucky Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150310-0020268, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Lone Oak, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ben H. Massey and wife, Mary R. Massey, recorded on the 2nd day of May, 2014 in Instrument No. 20140502-0037278, in the Register's Office of Davidson County, Tennessee.

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, Lone Oak, LLC, a Tennessee limited liability company, ("Grantor") conveyed to Matthew Lewers and Mary Catherine Mason, as Joint Tenants with Right of Survivorship, ("Grantee"). 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, Unit A of 4709 Kentucky Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, conditions and Restrictions for 4709 Kentucky Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument NO. 2015-0310002068, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4709 Kentucky Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150310-0020268, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Lone Oak, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ben H. Massey and wife, Mary R. Massey, recorded on the 2nd day of May, 2014 In Instrument No. 20140502-0037278, in the Register's Office of Davidson County, Tennessee.

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 _____ day of August, 2015.

My commission expires

Notary Public

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