BILL GARRETT, Davidson County
Trans:T20150072253 AFFIDAVIT
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Fees:12.00 Taxes:0.00
20150826-0086200

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stephanie Duncan**, hereinafter referred to as Affiant, on this 24th day of August, 2015, and after first being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Instrument No. 20150817-0082531, Register's Office for Davidson County, Tennessee.**

2. Said Warranty Deed contained deficiencies in the legal description.

3. That Affiant makes this Affidavit for the purpose of correcting said deficiencies in the legal description by replacing the same with the following:

   Land in Davidson County, Tennessee, being Unit 413, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument 20041214-0148798, as amended in 20041216-0149823, 20050504-0050222, 20051123-0142078, 20060109-0003220 and 20070509-0055940 and further described on plan of record attached to said master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

   Parking Space #1 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

4. 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.

Stephanie Duncan, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Stephanie Duncan**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2015.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY