BILL GARRETT, Davidson County
Trans:T20150073266 AFFIDAVIT
Recvd: 08/28/15 12:14 1 pgs
Fees:12.00 Taxes:0.00
20150828-0087417

THIS INSTRUMENT PREPARED BY AND RETURN TO: 10-A
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, Gala, LLC, A Tennessee Limited Liability Company ("Grantor") conveyed to Tony Gianeselli and Olivia Largent, ("Grantee") by a Warranty Deed dated March 2, 2015 of record in Instrument No. 20150302-0017864 and filed for record, in the Register's office of Davidson County, Tennessee, the property commonly known as5602-B Kentucky, Nashville, TN 37209; and

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Lot 1507, MAP SHOWING EXTENSION OF PLAN NO. 1 WEST NASHVILLE TO THE MORROW ROAD ,as shown on plat of record in Plat Book 57, Page 173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

WHEREAS a "scrivener's error" was made wherein the legal name for the Grantee and location of the improved property 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, Gala, LLC, A Tennessee Limited Liability Company ("Grantor") conveyed to Tony Gianselli, and Olivia Largent the improved property at 5602-B Kentucky, Nashville, TN 37209. I was made aware of the errors in the Warranty Deed of the property address and the Grantee names' 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 Warranty Deed for the name and property to read as follows: Anthony M. Gianeselli, an unmarried man and Olivia Largent, an unmarried woman; 5602B Kentucky Avenue, Nashville, TN 37209.

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 27 day of August 2015.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

My commission expires
6-19-16