BOX 10-A

BILL GARRETT, Davidson County
Trans:T20150087139 AFFIDAVIT
Recvd: 10/13/15 11:38 2 pgs
Fees:12.00 Taxes:0.00
20151013-0104120

THIS INSTRUMENT PREPARED BY AND RETURN TO:
KEVIN D. MONTGOMERY, ATTORNEY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, MARIETTE L. DAWSON, UNMARRIED, ("Grantor") conveyed to ELIZABETH JOY DOUGHTERY, UNMARRIED, ("Grantees") by a Warranty Deed dated September 30, 2015, and recorded in Instrument No. 20151001-0099764, Register's Office for Davidson County, Tennessee, the property commonly known as 233 Cana Circle, Nashville, TN 37205.

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Unit 233, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, Page 602, as amended by Amendment to Master Deed, of record in Book 6071, Page 149, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the Plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, Phase 1A, Lot 2, of record in Plat Book 5200, Page 529, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elizabeth Joy Dougherty, unmarried by Warranty Deed from Mariette L. Dawson, unmarried, dated September 30, 2015, Register's Office for Davidson County, Tennessee.

WHEREAS a "scrivener's error" was made in the Spelling of new owners last name on page 1 of said 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 acted as the closing attorney in the transaction wherein Mariette L. Dawson, unmarried, conveyed to Elizabeth Joy Doughtery, unmarried, I was made aware of the error in the Name of New Owner 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 of New Owner to be corrected and read as follows:

Elizabeth Joy Dougherty, Unmarried

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 naught.

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 13th day of October, 2015.

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018