Hwy 70-S & Hicks Road

BILL GARRETT, Davidson County
Trans:T20150104981 AFFIDAVIT
Recvd: 12/11/15 15:13 3 pgs
Fees:17.00 Taxes:0.00
20151211-0125021

Prepared by and Return to:
Sam H. Poteet, Jr., Esq.
MANIER & HEROD, a Tennessee Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9321

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned authority, personally appeared Sam H. Poteet, Jr., who first being duly sworn, on oath, deposes and says as follows:

1. I drafted a certain Quitclaim Deed executed on December 31, 2014, by Keith Pyle, President of Ray Bell Construction Co., Inc. ("Grantor") to convey by quitclaim all of Grantor's interest in and to certain real property commonly known as Highway 70 S and Hicks Road, Nashville, Tennessee and Parcel No. 142 00 264.00 ("the Property"). Said Quitclaim Deed was filed for record on December 31, 2014, and is recorded as Instrument No. 20141231-0119037 in the Register's Office for Davidson County, Tennessee.

2. Following the recording of said Quitclaim Deed, the Office of the Davidson County Tax Assessor contacted my office regarding the legal description of the Property in said Quitclaim Deed. The legal description in the Quitclaim Deed was taken from the prior Quitclaim Deed dated January 13, 1992, to Ray Bell Construction Co., Inc., recorded in Book 8551, Page 942, in the Register's Office for Davidson County, Tennessee ("the 1992 Deed"). The Office of the Davidson County Tax Assessor advised my office that the 1992 Deed included an incorrect description of the Property, and that therefore, the legal description in the Quitclaim Deed I recorded was also incorrect.

3 I was unaware that a new survey for the said real property had been submitted to the Metropolitan Nashville Planning and Zoning Department changing the legal description.

4. This Affidavit is being recorded for the purpose of correcting an incorrect legal description for the Property contained in the Quitclaim Deed, and to specify that the property intended to be included and conveyed in the Quitclaim Deed (Instrument No. 20141231-0119037) is and should be the property described in the attached Exhibit A.

Further, affiant sayeth not.

Sam H. Poteet, Jr., Esq., Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, SAM H. POTEET, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 9th day of December, 2015.

Notary Public
My Commission Expires: 9-10-2018

LAURIE MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The tract or parcel of land lying and being located in Davidson County, Tennessee, and being more particularly described as *Lot 2 Re-Sub Reserve Parcels A & B Burns Property* plat prepared for Club-Hicks & Associates, Ltd, by William C. Cockrill, T.R.L.S. No. 1401 of Barge, Waggoner, Sumner and Cannon, Inc. and recorded at Book 7900, Page 336 in the Davidson County, Tennessee records, containing 1.10 acres, more or less.

BEING the same property conveyed to RAY BELL CONSTRUCTION CO., INC. by Quitclaim Deed dated January 13, 1992 from L & N CONSULTANTS, INC., a Nevada Corporation, and filed of record in Deed Book 8551, page 942 in the Register's Office for Davidson County, Tennessee.

This is unimproved property located at the Intersection of US Highway 70-S and Hicks Road.

THE PROPERTY DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM THE MOST RECENT SURVEY FOR SAID REAL PROPERTY, FILED OF RECORD AT THE OFFICE OF THE METROPOLITAN NASHVILLE PLANNING AND ZONING DEPARTMENT. THE DRAFTSPERSON ASSUMES NO LIABILITY FOR THE ACCURACY THEREOF.

Exhibit A