This Instrument Prepared By:
LEGACY LAW GROUP, PC, 216 Centerview Drive, Suite 140, Brentwood, Tennessee 37027.

BILL GARRETT, Davidson County
Trans:T20160001762 AFFIDAVIT
Recvd: 01/08/16 09:06 5 pgs
Fees:27.00 Taxes:0.00
20160108-0001894

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, Matthew D. Faulk, of LEGACY LAW GROUP, PC, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief that:

1. LEGACY LAW GROUP, PC, prepared and recorded a Warranty Deed executed by William E. Niles, Jr. and Kenna P. Niles, husband and wife, Instrument Number 20151105-0112803, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto and made a part hereof (the "**Deed**"), purporting to describe certain real property an interest in which was to be conveyed from William E. Niles, Jr. and Kenna P. Niles, husband and wife, as tenants by the entireties, to William E. Niles, Jr. and Kenna P. Niles, Trustees of the Niles Revocable Living Trust, dated October 29, 2015 (the "**Trust**").

2. The New Property Owner description of this property that appears of record in the Deed is set forth as follows:

   William E, Niles, Jr., Trustee
   Kenna P. Niles, Trustee
   Niles Revocable Living Trust
   dated October 29, 2015
   6269 Palomar Court
   Nashville, TN 37211

3. Information in the final line of the first paragraph of the Deed immediately under the heading "WARRANTY DEED" contains a scrivener's error, that error identifying October 15, 2015, rather than October 29, 2015, as the Trust's date of execution. This error was unintentional. The proper date should read October 29, 2015, as stated in Paragraph Two above, and elsewhere in the Deed, as recorded in Instrument Number 20151105-0112803, Register's Office for Davidson County, Tennessee.

All other matters contained in said Deed remain the same.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.]

This Instrument Prepared By:
LEGACY LAW GROUP, PC, 216 Centerview Drive, Suite 140, Brentwood, Tennessee 37027.

Dated this 4th day of January, 2016.

Legacy Law Group, P.C.

By: Matthew D. Faulk, Attorney

STATE OF TENNESSEE

COUTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew D. Faulk, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 3-3-2019

TONYA M. DERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-03-2019

This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans:T20150094421 DEEDWARR
Recvd: 11/05/15 11:51 3 pgs
Fees:17.00 Taxes:0.00
[redacted]
20151105-0112803

New Owner:	**Send Tax Bill:**	**Map/Parcel**
WILLIAM E. NILES, JR., Trustee KENNA P. NILES, Trustee NILES REVOCABLE LIVING TRUST dated October 29, 2015 6269 Palomar Court Nashville, TN 37211	SAME	172-10-0B 048.00CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Kathryn Wood
AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: 10-3-2017

Sworn to and subscribed before me this 29th day of October, 2015.

Notary Public

My Commission Expires: 10-3-2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, WILLIAM E. NILES, JR. and KENNA P. NILES, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to WILLIAM E. NILES, JR. and KENNA P. NILES, TRUSTEES of the NILES REVOCABLE LIVING TRUST, dated October 15, 2015, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully

seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HAND this 29th day of October, 2015.

By: William E Niles Jr
WILLIAM E. NILES, JR.

Kenna P Niles
KENNA P. NILES

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM E. NILES, JR. and KENNA P. NILES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 29th day of October, 2015.

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

NOTARY PUBLIC

My Commission Expires: 05-03-2017

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Christiansted Valley, Phase 2, Revision 1 of record in Plat recorded in Instrument Number 20010209-0012854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William E. Niles, Jr. and Kenna P. Niles, husband and wife, by Warranty Deed of record from Dee Ann McClearen, an unmarried woman, in Instrument Number 20130703-0068722, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to any existing limitations, restrictions, plans of record and encumbrances as may affect the premises.

This is improved property known as 6269 Palomar Court, Nashville, TN 37211.