THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
Hardeman & Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20160001852 AFFIDAVIT
Recvd: 01/08/16 10:47 1 pgs
Fees:12.00 Taxes:0.00
20160108-0002036

SCRIVENER'S AFFIDAVIT

WHEREAS, Lone Oak, LLC, A Tennessee Limited Liability Company, ("Grantor") conveyed to Richard Clem and Murphie Fowler dated APRIL 17, 2002, ("Grantees") by a Warranty Deed dated September 12, 2014, and recorded in Instrument 20140912-0083671, Register's Office for Davidson County, Tennessee, the property commonly known as 5600 Kentucky Ave., Nashville, TN 37209.

WHEREAS the property conveyed was described as:

> Land in Davidson County, Tennessee, being Lot No. 1503 on the map showing extension of Plan No. 1 West Nashville, as of record in Book 57, page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

WHEREAS a "scrivener's error" was made in the said legal description

NOW THEREFORE, Kevin D. Montgomery, ("Affiant") makes the following statements:

> I am an attorney at law, licensed under the laws of the State of Tennessee and am one of the owners of Premier Escrow, LLC, who represented the buyer in the transaction of record of Instrument 20140912-0083671 wherein, Lone Oak, LLC, A Tennessee Limited Liability Company, conveyed subject property to Richard Clem and Murphie Fowler dated September 12, 2014. I was made aware of the lot number showing it to be Lot No. 1503, and that it was the intention of the parties in the said Warranty Deed for the Grantors to convey Lot No. 1503 and to read as follows: LOT 1503 BLK 200 WEST NASH 1.

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 (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 official seal this 8th day of January, 2016.

BONITA MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019

Notary Public

RETURN TO:

BOX 10-A