BILL GARRETT, Davidson County
Trans:T20160007514 AFFIDAVIT
Recvd: 01/28/16 11:06 3 pgs
Fees:17.00 Taxes:0.00
20160128-0008329

PREPARED BY:
The Law Office of Jonathan S. Faught, LLC
5110 Maryland Way, Ste 120
Brentwood, TN 37027
615 293 8500

Grantor: FMBC Investments, LLC
Grantee: The Modern Cottages at Southview Homeowners Association, Inc.
Re: Legal Description in Exhibit A

AFFADAVIT OF SCRIVENER'S ERROR

COMES NOW, Jonathan S. Faught, who having first been duly sworn, deposes and states as follows:

1. I am an attorney currently admitted to practice in Tennessee.

2. In December of 2015, I prepared a Quitclaim deed for FMBC Investments transferring all common elements to The Modern Cottages at Southview Homeowners Association, Inc. The Quitclaim was recorded as 20151214-0125415.

3. It has come to my attention the legal description was not recorded with the Quitclaim deed. Attached as Exhibit A is the legal description of the property.

FURTHER THE AFFIANT SAYETH NOT.

Jonathan S. Faught

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 11th day of Jan., 2016.

Notary Public

My commission expires:
2/14/16

H. WILLIAM SCOTT, III NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of this County, Jonathan Faught, 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 11th day of Jan., 2016.

Notary Public

WILLIAM SCOTT, III NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My commission expires: 2/1/2019

EXHIBIT A

Legal description for 1056 2nd Avenye S, Nashville, TN 37210.

Land in Davidson County, Tennessee described as follows:

TRACT NO. 1: A lot or parcel of land in the City of Nashville, on the easterly side of Second Avenue South, described as follows:

BEGINNING on the easterly margin of Second Avenue, South, 12 feet southerly from the southeast corner of Lot No. 12 of the University Plan of Lots; running thence easterly and parallel with the south line of said Lot No. 12, 190 feet, more or less, to an alley: thence southerly with the westerly margin of said alley 35 feet; thence westerly and parallel to the line of said int No. 12, 190 feet, more or less, to the easterly margin of Second Avenue, South; thence northerly with the easterly margin of said Avenue, 38 fee to the beginning.

TRACT NO. 2: Being the southerly 30 feet of Lot No. 24 on the Plan of Paul's Elysian Grove lots, as of record in Book1, page 131, Chancery Court of Nashville. Said part of Lot No. 24 fronts 30 feet on the westerly side of Second Avenue South, formerly Market Street, and runs back between parallel lines, 135 feet more or less to an alley.

TRACT NO. 3: Land in South Nashville, Davidson County, Tennessee being described as follows: BEGINNING at a point on the east margin of Second Avenue, South, formerly Market Street, at the southwest corner of the property conveyed to Frederick B. Fisher by deed of record in Book 17, page 123, Register's office for said County; thence southerly along the east margin of said Avenue, 40 feet to a point; thence easterly at right angles, halfway to First Avenue South, supposedly 198 feet, more of less; thence northerly parallel to the east margin of Second Avenue, South 40 feet to the southeast corner of said Fisher lot; thence with the line of said lot westerly 198 feet, more or less, to the beginning.

Being the same property conveyed to FMBC Investments, LLC, a Tennessee Limited Liability Company by deed from Jackie Cox, as devisee under the will of Richard Chrismon, Jr., Unmarried of record in Instrument 20141002-0091223, in the Register's Office for Davidson County, Tennessee dated October 2, 2014.