BILL GARRETT, Davidson County
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This instrument prepared by: BOX 10-B
Cohen & Cohen, Attorneys At Law
4908 Charlotte Avenue
Nashville, TN 37209

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being given for the purpose of correcting an error in the legal description stated in a Warranty Deed conveying certain real property known as 5028 Marc Drive, Nashville, TN 37216 from Grand Canyon Properties, LLC, a Tennessee Limited Liability Company, to John P. Hovnanian and Mary Lou App Hovnanian, husband and wife. Said Warranty Deed was executed on December 23, 2015 and recorded December 28, 2015 as Instrument No. 20151228-0129692, Register's Office for Davidson County, Tennessee.

Comes now Deborah J. Cohen who, having first been duly sworn according to law, deposes and says:

1. That I am an attorney licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Davidson County, Tennessee.

2. That on or about December 23, 2015, my office, under my direction, used the following legal description which inadvertently listed the Subdivision as Harval Estates, rather than Harvard Estates, in preparation of the warranty deed referenced above, to wit:

   Land in Davidson County, Tennessee, being Lot No. 29 on the plan of Section Two, Harval Estates, of record in Plat Book 4675, page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

   Being the same property conveyed to ROBERT W. BUCHANAN AND WIFE, SHERON H. BUCHANAN, by deed from RICHARD G. SMITH AND WIFE, RHONDA W. SMITH, of record in Book 8188, page 131, dated August 31, 1990, said Register's Office. The said Robert W. Buchanan and Sheron H. Buchanan having since divorced by Final Decree in the 4th Circuit Court for Davidson County, Tennessee, Docket No. 10D-555, dated August 4, 2010. The said Robert W. Buchan died intestate on or about February 7, 2015. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the Estate of Robert William Buchanan was declared Insolvent and so ordered the property to be brought into the Estate to be sold by Matthew Oberbreckling, as Administrator. Being further conveyed to Grand Canyon Properties, LLC, a Tennessee Limited Liability Company by deed from Matthew Oberbreckling, Administrator of the Estate of Robert William Buchanan and Sheron H. Buchanan, dated July 14, 2015 of record as Instrument No. 20150716-0069395, Register's Office for Davidson County, Tennessee.

3. That the correct legal description which identifies the Subdivision as Harvard Estates is as follows:

   Land in Davidson County, Tennessee, being Lot No. 29, on the plan of Section Two, Harvard Estates, of record in Plat Book 4675, page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

   Being the same property conveyed to ROBERT W. BUCHANAN AND WIFE, SHERON H. BUCHANAN, by deed from RICHARD G. SMITH AND WIFE, RHONDA W. SMITH, of record in Book 8188, page 131, dated August 31, 1990, said Register's Office. The said Robert W. Buchanan and Sheron H. Buchanan having since divorced by Final Decree in the 4th Circuit Court for Davidson County, Tennessee, Docket No. 10D-555, dated August 4, 2010. The said Robert W. Buchan died intestate on or about February 7, 2015. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the Estate of Robert William Buchanan was declared Insolvent and so ordered the property to be brought into the Estate to be sold by Matthew

Oberbreckling, as Administrator. Being further conveyed to Grand Canyon Properties, LLC, a Tennessee Limited Liability Company by deed from Matthew Oberbreckling, Administrator of the Estate of Robert William Buchanan and Sheron H. Buchanan, dated July 14, 2015 of record as Instrument No. 20150716-0069395, Register's Office for Davidson County, Tennessee.

4. That the intent was to convey the real property owned by Grand Canyon Properties, LLC as referenced in Instrument No. 20150716-0069395, said Register's Office and such error in the legal description as listed above was inadvertent and merely a scrivener's error.

Further affiant says not.

DEBORAH J. COHEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 12th day of February, 2016.

My commission expires: 11-5-18

NOTARY PUBLIC

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah J. Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of February, 2016.

My Commission expires: 11-5-18

NOTARY PUBLIC

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018