This Instrument Prepared By:
Thomas I. Bottorff
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Brentwood, TN 37027
(615) 371-0800

BILL GARRETT, Davidson County
Trans:T20160015574 AFFIDAVIT
Recvd: 02/25/16 12:34 3 pgs
Fees:17.00 Taxes:0.00
20160225-0018051

SCRIVENER'S ERROR AFFIDAVIT

Re: Warranty Deed from Plantation Properties, LLC to Meghan Guilfoil
Instrument No. 20160112-0003201; and

Re: Deed of Trust from Meghan Guilfoil to James H. Rieniets, Jr., Trustee
Instrument No. 20160112-003202

Comes Thomas I. Bottorff, the Affiant herein, first being duly sworn, and makes this Scrivener's Error Affidavit to correct a scrivener's error in the property descriptions in the above-referenced documents, to wit:

1. I am more than eighteen (18) years of age, a resident of Tennessee, and an attorney licensed to practice law in Tennessee at Watauga Title Company with offices at 5110 Maryland Way, Suite 120, Brentwood, TN 37027.

2. Watauga Title Company reviewed a Warranty Deed wherein Plantation Properties, LLC, a Tennessee limited liability company, intended to sell, transfer and convey to Meghan Guilfoil a certain Unit of the Townhomes at 525 Stevenson Street, a Horizontal Property Regime, as depicted in Exhibit B to a Declaration of Covenants, Conditions and Restrictions, with private elements, of record as Instrument No. 20150714-0068540, Register's Office Davidson County, Tennessee. A copy of said Exhibit B is attached hereto and incorporated herein as Exhibit No. 1. In view of the fact the street address of the property is 525A Stevenson Street, the description of the property in the Warranty Deed was inserted as Unit A.

3. Watauga Title Company also prepared the property description for a Deed of Trust of record as Instrument No. 20160112-003202, Register's Office Davidson County, Tennessee wherein Meghan Guilford intended to transfer and convey the said Unit to James H. Rieniets, Jr., Trustee for the purposes contained in said Deed of Trust.

4. It has come to my attention there is an error in the description of said real property in both the Warranty Deed and in the said Deed of Trust referenced above.

5. It was the intent of Plantation Properties, LLC and Meghan Guilford, respectively, for the property being conveyed in said instruments to be Unit B and it is respectfully submitted the description recited in said instruments, i.e. Unit A, is an error and a mutual mistake of no force or effect. Therefore, this Affidavit is made and is being recorded to correct said error from Unit A to Unit B.

Further affiant sayeth not.

Executed this 25th day of February, 2016.

Thomas I. Bottorff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of February, 2016.

My Commission Expires:

Nov 5, 2016

Notary Public

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, Thomas I. Bottorff, the within named affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 25th day of February, 2016.

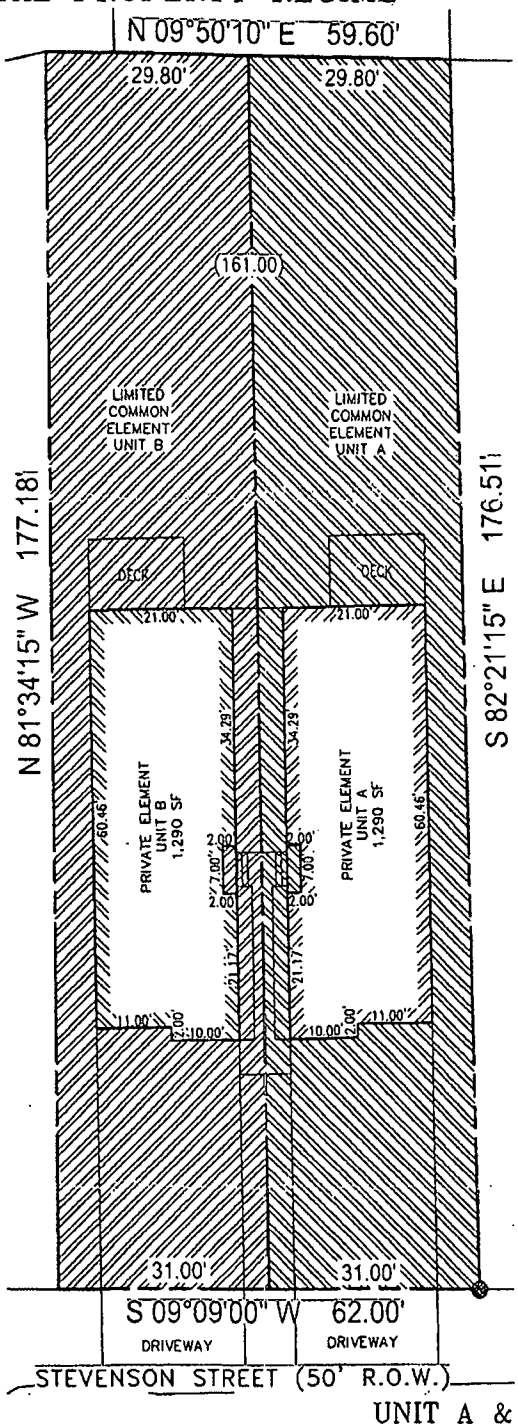
My Commission Expires: Nov 5, 2016

Notary Public

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT B
HORIZONTAL PROPERTY REGIME

GRAPHIC SCALE
0 10' 20'
1"=20'



AREA PARCEL 161.00

10,748.40 SQ. FT. OR 0.25 ACRES

OWNER INFORMATION

PLANTATION PROPERTIES, LLC
525 STEVENSON STREET
NASHVILLE, TN 37209
TAX MAP 91-09, PARCEL 161.00
DB-20130815-0086128, R.O.D.C.

PLAT REFERENCE

WEST SIDE OF STEVENSON ST. S. OF DEAL AVE
PART OF CLOSED ALLEY #1517
B.F. COCKRILLS FARM
PLAT BOOK 161, PAGE 135, R.O.D.C.

UNIT A & B
FORMERLY KNOWN AS
TAX MAP 91-09
PARCEL 161.00
DB-201308150086128
DAVIDSON COUNTY, TENNESSEE

PREPARED FOR:
PLANTATION PROPERTIES, LLC
525 STEVENSON STREET
NASHVILLE, TN 37209
DATED: JULY 9, 2015

TIMOTHY MARK DONLON
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE No. 2297

PREPARED BY:
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