BILL GARRETT, Davidson County
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Prepared by and After Recording Return To:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, J. Brandon Miller, on behalf of Wagon Wheel Title and Escrow, LLC ("Wagon Wheel Title"), being first duly sworn, deposes and makes oath as follows:

Wagon Wheel Title prepared the Warranty Deed from Ronald W. Osborne, a Married Man, to Segura Properties, LLC, a Tennessee Limited Liability Company, which was recorded in Instrument No. 20150902-0089646, Register's Office for Davidson County, Tennessee, dated August 28, 2015, recorded September 2, 2015;

The legal description of the real property contained in the above-referenced instrument is incorrect in that it describes the interest being conveyed by Ronald W. Osborne to Segura Properties, LLC as a "one half interest" in the real property also known as 357 Queen Avenue, Nashville, TN 37207 (the "Property")

The interest being conveyed by Ronald W. Osborne, however, was a whole interest. The "one half" interest language is a scrivener's error, perpetuated in subsequent deeds, contained in the Quitclaim Deed from the Metropolitan Government of Nashville and Davidson County to Ronald W. Osborne. That deed incorrectly described the interest conveyed by K.M. Kord as a "one half interest" when the deed prepared by the Metropolitan Government inadvertently used the same language (i.e., a cut and paste error) contained in the deed from K.M. Kord to Miss Mae Lewis in 1973 wherein K.M. Kord conveyed his "one half interest" in the Property to Miss Mae Lewis, who then had a whole/unified interest in the Property.

Therefore, in order to comply with the intentions of the parties to said instrument, the modifier "one half interest" shall be removed, wherever it shall appear, from the legal description in the above-described Warranty Deed of record in Instrument No. 20150902-0089646.

Wagon Wheel Title & Escrow, LLC, a Tennessee Limited Liability Company

By: _____
Name: J. Brandon Miler
Title: Attorney/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Brandon Miller, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2016.

_____
Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017