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Prepared by:

W. Lee Corbett, P.C.
3100 West End Avenue
Suite 1050
Nashville, TN 37203

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, W. Lee Corbett, being first duly sworn, deposes and makes oath as follows:

I prepared the following document:

> Warranty Deed dated March 11, 2011, transferring certain property located in Davidson County, Tennessee from **Nancy Lavender a/k/a Nancy Ann Lavender** to **4408 Charlotte Avenue Partners**, a Tennessee general partnership, its successors and assigns, which was recorded as Instrument Number 20110316-0020667, Register's Office for Davidson County, Tennessee.

Said document(s) contained the following typographical or informational errors:

a. Said document contained an error in the description of the land intended to be conveyed, which was therein described as follows (see Surveyor's Affidavit attached):

See Attached Exhibit "A"

b. The land intended to be conveyed by such document should have been described as follows (see Surveyor's Affidavit attached):

See Attached Exhibit "B"

Therefore, in order to comply with the intentions of the parties to said document, I hereby certify that the document should have described the property to be conveyed as set out in Exhibit B attached hereto, which is incorporated herein by this reference.

Witness my hand this 16th day of March, 2016.

W. Lee Corbett, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Lee Corbett, 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.

Sworn to and subscribed before me, and witness my hand and official seal, this 16th day of March, 2016.



Ashley Crosby
Notary Public

Exhibit "A"

TRACT ONE:

Land located in the 24th Councilmanic District of Davidson County, Tennessee and described according to a survey by R. L. Montoya — Land Surveying dated October 18, 2010 as follows:

Beginning at a p.k. nail in the west margin of Charlotte Avenue, said point being the north margin of 45th Ave. North, thence, leaving said west margin of Charlotte Avenue, along the north margin of 45th Ave. North, North 87 degrees 48 minutes 12 seconds west 90.07 feet to an iron rod, said point being the south west corner of this Parcel 10, the south east corner of Parcel 11, thence, leaving the north margin of 45th Ave. North with a line common to Parcel 11 and 10, North 2 degrees 14 minutes 36 seconds east 104.82 feet to an iron rod located in the south margin of Alley No. 1217; said point being the north west corner of Parcel 10, the north east corner of Parcel 11, thence, with the south margin of Alley No. 1217 the north east corner of Parcel 11, South 87 degrees 48 minutes 12 seconds east 90.07 feet to a p.k. nail in the west margin of Charlotte Avenue; thence, with said Charlotte Avenue, South 2 degrees 14 minutes 36 seconds west 104.82 feet to the point of beginning, containing 9,440.65 square feet or 0.22 acres or less.

BEING the same property conveyed to Charles R. Lavender by deed from Park Avenue Baptist Church of record in Book 7031, Page 4884, Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995 and his Last Will and Testament being of record in Probate Court for Dickson County, Tennessee, Docket #11-95-104-P, wherein said property was devised to Nancy Ann Lavender.

TRACT TWO:

Land located in the 24th Councilmanic District of Davidson County, Tennessee and described according to a survey by R.L. Montoya - Land Surveying dated October 18, 2010 as follows:

Beginning at a p.k. nail in the west margin of Charlotte Avenue, said point being the north margin of 45th Ave. North; thence, leaving said west margin of Charlotte Avenue, along the north margin of 45th Avenue North, North 87 degrees 48 minutes 12 seconds west 90.07 feet to an iron rod, said point being the south west corner of this Parcel 10, the south east corner of Parcel 11, this being the beginning point for this Parcel 11, thence, continuing along 45th Avenue North, North 87 degree 48 minutes 12 seconds west 60.00 feet to an iron rod in the east margin of Alley No. 12; thence, with said Alley No. 12;

North 2 degrees 14 minutes 36 seconds east 104.82 feet to an iron rod, in the south margin of Alley No. 1217; thence, with the south margin of Alley No. 1217, South 87 degrees 48 minutes 12 seconds west 60.00 feet to an iron rod; said point being the northeast corner of this parcel, the northwest corner of Parcel 10; thence, leaving said margin along the common line of Parcel 11 and 10, South 2 degrees 14 minutes 36 seconds west 104.82 feet to the point of beginning, containing 6,289.20 square feet, 0.15 acres more or less.

BEING the same property conveyed to Charles R. Lavender, Sr. and wife, Nancy Lavender, by deed from Thelma A. Little and husband, John Radford Little, by deed dated August 29, 1988, and of record in Volume 7771. Page 890 in the Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995. Property is now vested solely in Nancy Lavender by virtue of their tenancy by the entirety.

Exhibit "B"

TRACT ONE:

Land located in the 24th Councilmanic District of Davidson County, Tennessee and described according to a survey by R. L. Montoya — Land Surveying dated October 18, 2010 as follows:

Beginning at a p k nail in the north margin of Charlotte Avenue, said point being the east margin of 45th Ave. North, thence, leaving said north margin of Charlotte Avenue, along the east margin of 45th Ave. North, north 02 degrees 14 minutes 36 seconds east 90.07 feet to an iron rod, said point being the north west corner of this Parcel 10, the south west corner of Parcel 11, thence, leaving the east margin of 45th Ave. North with a line common to Parcel 11 and 10, south 87 degrees 48 minutes 12 seconds east 104.82 feet to an iron rod located in the west margin of Alley No. 1217; said point being the north east corner of Parcel 10, the south east corner of Parcel 11, thence, with the west margin of Alley No. 1217 south 02 degrees 14 minutes 36 seconds West 90.07 feet to a p k nail in the north margin of Charlotte Avenue; thence, with said Charlotte Avenue, north 87 degrees 48 minutes 12 second West 104.82 feet to the point of beginning, containing 9,440.65 square feet 0.22 acres of less.

BEING the same property conveyed to Charles R. Lavender by deed from Park Avenue Baptist Church of record in Book 7031, Page 4884, Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995 and his Last Will and Testament being of record in Probate Court for Dickson County, Tennessee, Docket #11-95-104-P, wherein said property was devised to Nancy Ann Lavender.

TRACT TWO:

Land located in the 24th Councilmanic District of Davidson County, Tennessee and described according to a survey by R.L. Montoya - Land Surveying dated October 18, 2010 as follows:

Beginning at a p k nail in the north margin of Charlotte Avenue, said point being the east margin of 45th Ave. North; thence, leaving said north margin of Charlotte Avenue, along the east margin of 45th Avenue North, north 02 degrees 14 minutes 36 seconds east 90.07 feet to an iron rod, said point being the north west corner of this Parcel 10, the south west corner of Parcel 11, this being the beginning point for the Parcel 11, thence, continuing along 45th Ave North, north 02 degrees 14 minutes 36 seconds east 60.00 feet to an iron rod in the south margin of Alley No. 1200, thence, with said Alley No. 1200 south 87 degrees 48 minutes 12 seconds east 104.82 feet to an iron rod, in the west

margin of Alley No. 1217; thence, with the west margin of Alley No. 1217, south 02 degrees 14 minutes 36 seconds west 60.00 feet to an iron rod; said point being the south east corner of this parcel, the north east corner of Parcel 10; thence, leaving said margin along the common line of Parcel 11 and 10, north 87 degrees 48 minutes 12 seconds west 104.82 feet to the point of beginning, containing 6,289.20 square feet, 0.15 acres more or less.

BEING the same property conveyed to Charles R. Lavender, Sr. and wife, Nancy Lavender, by deed from Thelma A. Little and husband, John Radford Little, by deed dated August 29, 1988, and of record in Volume 7771. Page 890 in the Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995. Property is now vested solely in Nancy Lavender by virtue of their tenancy by the entirety.

SURVEYOR'S AFFIDAVIT

Prepared by:

W. Lee Corbett, P.C.
3100 West End Avenue
Suite 1050
Nashville, TN 37203

SURVEYOR'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, R.L. Montoya, being first duly sworn, deposes and makes oath as follows:

I prepared the survey and property descriptions from which the descriptions contained in the following deeds were taken:

1. Warranty Deed dated March 16, 2011, between Nancy Lavender and 4408 Charlotte Avenue Partners, which was recorded as Instrument Number 20110316-0020667, Register's Office for Davidson County, Tennessee;

2. Warranty Deed dated December 27, 2011, between 4408 Charlotte Avenue Partners and Melrose Pub Real Estate Holdings, LLC, which was recorded as Instrument Number 20111227-0100742, Register's Office for Davidson County, Tennessee;

3. Quitclaim Deed dated January 3, 2012, between Melrose Pub Real Estate Holdings, LLC and Melrose Pub Real Estate Holdings, LLC, which was recorded as Instrument Number 20120103-0000525, Register's Office for Davidson County, Tennessee.

Said descriptions contained the following typographical or informational errors:

a. Said description, in Deed No. 1 and No. 2 (referenced above), contained errors in describing the land intended to be conveyed, which was therein described as follows:

See Attached Exhibit "A"

b. The land intended to be conveyed, in Deed No.1 and No. 2 (referenced above), by such document should have been described as follows:

See Attached Exhibit "B"

c. Said description, in Deed No. 3 (referenced above), contained errors in describing the land intended to be conveyed, which was therein described as follows:

See Attached Exhibit "C"

d. The land intended to be conveyed, in Deed No. 3 (referenced above), by such document should have been described as follows:

See Attached Exhibit "D"

Therefore, in order to comply with the intentions of the parties to the aforesaid deeds, I hereby certify that the documents referenced above should have described the property to be conveyed as set out in Exhibit B attached hereto, which is incorporated herein by this reference.

Witness my hand this 10 day of March, 2016.

R.L. Montoya, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R.L. Montoya, 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 at Nashville, Tennessee this 10 day of March, 2016.

Notary Public

My commission expires: 1-9-18

JENNY M. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

TRACT ONE:

Land located in the 24th Councilmanic District of Davidson County, Tennessee and described according to a survey by R. L. Montoya — Land Surveying dated October 18, 2010 as follows:

Beginning at a p.k. nail in the west margin of Charlotte Avenue, said point being the north margin of 45th Ave. North, thence, leaving said west margin of Charlotte Avenue, along the north margin of 45th Ave. North, North 87 degrees 48 minutes 12 seconds west 90.07 feet to an iron rod, said point being the south west corner of this Parcel 10, the south east corner of Parcel 11, thence, leaving the north margin of 45th Ave. North with a line common to Parcel 11 and 10, North 2 degrees 14 minutes 36 seconds east 104.82 feet to an iron rod located in the south margin of Alley No. 1217; said point being the north west corner of Parcel 10, the north east corner of Parcel 11, thence, with the south margin of Alley No. 1217 the north east corner of Parcel 11, South 87 degrees 48 minutes 12 seconds east 90.07 feet to a p.k. nail in the west margin of Charlotte Avenue; thence, with said Charlotte Avenue, South 2 degrees 14 minutes 36 seconds west 104.82 feet to the point of beginning, containing 9,440.65 square feet or 0.22 acres more or less.

BEING the same property conveyed to Charles R. Lavender by deed from Park Avenue Baptist Church of record in Book 7031, Page 4884, Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995 and his Last Will and Testament being of record in Probate Court for Dickson County, Tennessee, Docket #11-95-104-P, wherein said property was devised to Nancy Ann Lavender.

TRACT TWO:

Land located in the 24th Councilmanic District of Davidson County, Tennessee and described according to a survey by R.L. Montoya - Land Surveying dated October 18, 2010 as follows:

Beginning at a p.k. nail in the west margin of Charlotte Avenue, said point being the north margin of 45th Ave. North; thence, leaving said west margin of Charlotte Avenue, along the north margin of 45th Avenue North, North 87 degrees 48 minutes 12 seconds west 90.07 feet to an iron rod, said point being the south west corner of this Parcel 10, the south east corner of Parcel 11, this being the beginning point for this Parcel 11, thence, continuing along 45th Avenue North, North 87 degree 48 minutes 12 seconds west 60.00 feet to an iron rod in the east margin of Alley No. 12; thence, with said Alley No. 12; North 2 degrees 14 minutes 36 seconds east 104.82 feet to an iron rod, in the

south margin of Alley No. 1217; thence, with the south margin of Alley No. 1217, South 87 degrees 48 minutes 12 seconds west 60.00 feet to an iron rod; said point being the northeast corner of this parcel, the northwest corner of Parcel 10; thence, leaving said margin along the common line of Parcel 11 and 10, South 2 degrees 14 minutes 36 seconds west 104.82 feet to the point of beginning, containing 6,289.20 square feet, 0.15 acres more or less.

BEING the same property conveyed to Charles R. Lavender, Sr. and wife, Nancy Lavender, by deed from Thelma A. Little and husband, John Radford Little, by deed dated August 29, 1988, and of record in Volume 7771. Page 890 in the Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995. Property is now vested solely in Nancy Lavender by virtue of their tenancy by the entirety.

Exhibit B

TRACT ONE:

Land located in the 24th Councilmanic District of Davidson County, Tennessee and described according to a survey by R. L. Montoya — Land Surveying dated October 18, 2010 as follows:

Beginning at a p k nail in the north margin of Charlotte Avenue, said point being the east margin of 45th Ave. North, thence, leaving said north margin of Charlotte Avenue, along the east margin of 45th Ave. North, north 02 degrees 14 minutes 36 seconds east 90.07 feet to an iron rod, said point being the north west corner of this Parcel 10, the south west corner of Parcel 11, thence, leaving the east margin of 45th Ave. North with a line common to Parcel 11 and 10, south 87 degrees 48 minutes 12 seconds east 104.82 feet to an iron rod located in the west margin of Alley No. 1217; said point being the north east corner of Parcel 10, the south east corner of Parcel 11, thence, with the west margin of Alley No. 1217 south 02 degrees 14 minutes 36 seconds West 90.07 feet to a p k nail in the north margin of Charlotte Avenue; thence, with said Charlotte Avenue, north 87 degrees 48 minutes 12 second West 104.82 feet to the point of beginning, containing 9,440.65 square feet or 0.22 acres more or less.

BEING the same property conveyed to Charles R. Lavender by deed from Park Avenue Baptist Church of record in Book 7031, Page 4884, Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995 and his Last Will and Testament being of record in Probate Court for Dickson County, Tennessee, Docket #11-95-104-P, wherein said property was devised to Nancy Ann Lavender.

TRACT TWO:

Land located in the 24th Councilmanic District of Davidson County, Tennessee and described according to a survey by R.L. Montoya - Land Surveying dated October 18, 2010 as follows:

Beginning at a p k nail in the north margin of Charlotte Avenue, said point being the east margin of 45th Ave. North; thence, leaving said north margin of Charlotte Avenue, along the east margin of 45th Avenue North, north 02 degrees 14 minutes 36 seconds east 90.07 feet to an iron rod, said point being the north west corner of this Parcel 10, the south west corner of Parcel 11, this being the beginning point for the Parcel 11, thence, continuing along 45th Ave North, north 02 degrees 14 minutes 36 seconds east 60.00 feet to an iron rod in the south

margin of Alley No. 1200, thence, with said Alley No. 1200 south 87 degrees 48 minutes 12 seconds east 104.82 feet to an iron rod, in the west margin of Alley No. 1217; thence, with the west margin of Alley No. 1217, south 02 degrees 14 minutes 36 seconds west 60.00 feet to an iron rod; said point being the south east corner of this parcel, the north east corner of Parcel 10; thence, leaving said margin along the common line of Parcel 11 and 10, north 87 degrees 48 minutes 12 seconds west 104.82 feet to the point of beginning, containing 6,289.20 square feet, 0.15 acres more or less.

BEING the same property conveyed to Charles R. Lavender, Sr. and wife, Nancy Lavender, by deed from Thelma A. Little and husband, John Radford Little, by deed dated August 29, 1988, and of record in Volume 7771. Page 890 in the Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995. Property is now vested solely in Nancy Lavender by virtue of their tenancy by the entirety.

Exhibit C

Land located in the 24th Councilmanic District of Davidson County and described according to a survey by R. L. Montoya - Land Surveying and dated October 18, 2010 as follows:

Beginning at a p.k. Nail in the west margin of Charlotte Avenue, said point being the north margin of 45th Avenue, North; thence, leaving said west margin of Charlotte Avenue, along the north margin of 45th Avenue, North, North 87 degrees 48 minutes 12 seconds, East 150.07 feet to an iron rod, said point being the south west corner of this Parcel, thence leaving the north margin of 45th Ave. in the south margin of Alley No. 1200, thence, with said Alley No. 1200 south 87 degrees 48 minutes 12 seconds, East 104.82 feet to an iron rod in the south margin of Alley No. 1217; said point being the north west corner of this Parcel, thence with the south margin of Alley No. 1217, South 87 degrees 48 minutes 12 seconds east 150.07 feet to a p.k. nail in the west margin of Charlotte Avenue; thence, with said Charlotte Avenue, South 2 degrees 14 minutes 36 seconds, West 104.82 feet to the point of beginning, containing 15,729.85 square feet, 0.37 acres more or less.

BEING the same property conveyed to Charles R. Lavender by deed from Park Avenue Baptist Church of record in Book 7031, Page 4884, Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995 and his Last Will and Testament being of record in Probate Court for Dickson County, Tennessee, Docket #11-95-104-P, wherein said property was devised to Nancy Ann Lavender, and to Charles R. Lavender, Sr. and wife, Nancy Lavender, by deed from Thelma A. Little and husband, John Radford Little, by deed dated August 29, 1988, and of record in Volume 7771. Page 890 in the Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995. Property is now vested solely in Nancy Lavender by virtue of their tenancy by the entirety.

Exhibit D

Land located in the 24th Councilmanic District of Davidson County and described according to a survey by Rocky L Montoya - Land Surveying and dated October 18, 2010 as follows:

Beginning at a p k nail in the north margin of Charlotte Avenue, said point being the east margin of 45th Avenue, North; thence, leaving said north margin of Charlotte Avenue, along the east margin of 45th Avenue, North, north 02 degrees 14 minutes 36 seconds, East 150.07 feet to an iron rod in the south margin of Alley No. 1200, thence, with said Alley No. 1200 south 87 degrees 48 minutes 12 seconds, East 104.82 feet to an iron rod in the west margin of Alley No. 1217; thence, with the west margin of Alley 1217, south 02 degrees 14 minutes 36 seconds, West 150.07 feet to a p k nail in the north margin of Charlotte Avenue; thence, with said Charlotte Avenue, north 87 degrees 48 minutes 12 seconds, West 104.82 feet to the point of beginning, containing 15729.85 square feet, 0.37 acres more or less.

BEING the same property conveyed to Charles R. Lavender by deed from Park Avenue Baptist Church of record in Book 7031, Page 4884, Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995 and his Last Will and Testament being of record in Probate Court for Dickson County, Tennessee, Docket #11-95-104-P, wherein said property was devised to Nancy Ann Lavender, and to Charles R. Lavender, Sr. and wife, Nancy Lavender, by deed from Thelma A. Little and husband, John Radford Little, by deed dated August 29, 1988, and of record in Volume 7771. Page 890 in the Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995. Property is now vested solely in Nancy Lavender by virtue of their tenancy by the entirety.