BILL GARRETT, Davidson County
Trans:T20160035000 AFFIDAVIT
Recvd: 04/28/16 10:02 1 pgs
Fees:12.00 Taxes:0.00
20160428-0041396

THIS INSTRUMENT PREPARED BY AND RETURN TO: 10-A
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, Scott L. Hall and Leanne B. Hall, Husband and Wife, ("Grantor") conveyed to Bryan A. Chance and Cayce J. Chance, Husband and Wife,("Grantee") by a Warranty Deed dated October 30, 2015 of record in Instrument 20151103-0111680 in the Register's Office for Davidson County, Tennessee, the property commonly known as 4510 Belmont Park Terrace, Nashville, TN 37215; and

WHEREAS the property conveyed was described as:

> Land in Davidson County, Tennessee, being Unit No, B (of Lot No. 40 of Lone Oak Heights Subdivision as of record in Plat Book 1424, Page 2 and the northerly 40' of right of way of the former Burton School Road, abandoned in Metro Council Bill No. 77-489 and 78-924) as shown on Exhibit B of the Declaration of Covenants, Conditions, Restriction and Bylaws for Homes at Belmont Park, a Horizontal Property Regime with Private Elements of Record in Instrument No. 20121030-0099387, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

WHEREAS a "scrivener's error" was made in the name for the "Grantee" in said Warranty Deed.

NOW THEREFORE, I, Kevin D. Montgomery, ("Affiant") make the following statements:

> I am an attorney at law, licensed under the laws of the State of Tennessee and handled the transaction wherein Scott L. Hall and Leanne B. Hall, Husband and Wife ("Grantor") conveyed to Bryan A. Chance and Cayce J. Chance, Husband and Wife ("Grantee")
> I was made aware of the error of "Grantee" name's in the Warranty Deed, and this was the result of a "scrivener's error" by the Affiant or a member of my staff and it was my intention in the said Warranty Deed for the Grantee to be as: Bryan A. Chance and Cayce S. Chance, Husband and Wife

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

Kevin D. Montgomery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand and official seal this 27th day of April 2016.

My commission expires

BONITA MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-10-2019

Bonita Martin
Notary Public