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

BILL GARRETT, Davidson County
Trans:T20160035003 AFFIDAVIT
Recvd: 04/28/16 10:03 1 pgs
Fees:12.00 Taxes:0.00
20160428-0041398

SCRIVENER'S AFFIDAVIT

WHEREAS, Scott Saunders, Trustee, of the Thomas and Emma Staton Revocable Trust Agreement Dated July 23, 1997, As Amended On November 3, 2005, July 30, 2008, September 30, 2008, January 21, 2011 And August 19, 2011, With Full Power To Mortgage, Encumber, Sell and convey Without The Joinder Of Any Beneficiary, ("Grantors") conveyed to RER Partnership, A Tennessee General Partnership, ("Grantee") by a Warranty Deed dated October 1, 2015 of record in Instrument No. 20151006-0101759, in the Register's Office for Davidson County, Tennessee, the property commonly known as 3701 & 3712 Ferndale, Nashville, TN 37215; and

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Lots 20 and 21, MAPLEHURST, BLOCK Q, as shown on plat of record in Plat Book 843, Pages 22 and 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

WHEREAS a "scrivener's error" was made wherein the Map-Parcel Numbers of said Parcel A were incorrect.

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 Saunders, Trustee, of the Thomas and Emma Staton Revocable Trust Agreement Dated July 23, 1997, As Amended On November 3, 2005, July 30, 2008, September 30, 2008, January 21, 2011 And August 19, 2011, With Full Power To Mortgage, Encumber, Sell and Convey Without The Joinder Of Any Beneficiary, ("Grantor") conveyed to RER Partnership, A Tennessee General Partnership, (Grantee). I was made aware of the error 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 Map-Parcel for Parcel A to be listed as: PARCEL A 117-16-110

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

Notary Public

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