BILL GARRETT, Davidson County
Trans:T20160036369 AFFIDAVIT
Recvd: 05/03/16 09:00 1 pgs
Fees:12.00 Taxes:0.00
20160503-0043144

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
Hardeman & Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, Randolph Scott Jackson, Jr. and Elizabeth J. Jackson, Husband and Wife, ("Grantors") conveyed to Andy Anhha, Unmarried and Hanh Thi Nguyen, Married, Tenants in Common with Rights of Surviorship. ("Grantee") by a Warranty Deed dated January 29, 2016, or record in Instrument 20160201-0009273, in the Register's Office for Davison County, Tennessee, the property commonly known as 2419 Valley Brook Road, Nashville, TN 37215.

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Lot 6A, of Block 9, on the map of Woodmont Estates, as revised by a division of Lot 6, of record in Book 4595, Page 174, Register's Office for Davidson County, Tennessee and being the westerly portion of the original Lot 6 of Block 9 on the map of Woodmont Estates, of record in Book 974, Page 29, Register's Office for said County, and as revised and shown on the Plan of Woodmont Estates, Section No. 3 of record in Book 1130, Page 99, said Register's Office, and more particularly described as follows:

WHEREAS a "scrivener's error" was made in the legal description, and the derivation clause was inadvertently not included in said Warranty Deed.

NOW THEREFORE, Kevin D. Montgomery, ("Affiant") makes the statements:

I am an attorney at law licensed under the State of Tennessee, who represented the buyer in the transaction of record wherein Randolph Scott Jackson, Jr. and Elizabeth J. Jackson, Husband and Wfe,("Grantors"), conveyed subject property to Andy Anhha, Unmarried and Hanh Thi Nguyen, Married, Tenants in Common with Rights of Survivorship, ("Grantees") dated January 29, 2016. I was made aware of the incorrect legal description and missing derivation clause, and it was the intention of the parties involved for the legal description and derivation clause to be:

Land in Davidson County, Tennessee, being Lot 6A, of Block 9, on the map of Woodmont Estates, as revised by a division of Lot 6, of record in Book 4595, Page 194, Register's Office for Davidson County, Tennessee and being the westerly portion of the original Lot 6 of block 9 on the map of Woodmont Estates, of record in Book 974, Page 29, Register's Office for said County, and as revised and shown on the Plan of Woodmont Estates, Section No. 3 of record in Book 1130, Page 99, said Register's Office, and more particularly described as follows:

Being the same property conveyed to Randolph Scott Jackson, Jr. and wife, Elizabeth J. Jackson by deed from Paul G. Bushnell and wife, Frances K. Lopez Bushnell, of record in Instrument 20000801-0076059, said Register's Office.

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 (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of ~~April~~ May, 2016.

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

Bonita Martin
Notary Public

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215