BILL GARRETT, Davidson County
Trans:T20160042032 AFFIDAVIT
Recvd: 05/19/16 09:09 1 pgs
Fees:12.00 Taxes:0.00
20160519-0050033

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

SCRIVENER'S AFFIDAVIT

WHEREAS, 6106 Pennsylvania, LLC, A Tennessee Limited Liability Company, ("Grantors") conveyed to William Arthur Frederick, Single Man, ("Grantees") by a Warranty Deed dated February 12, 2016, of record in Instrument 20160216-0014624 in the Register's Office for Davidson County, Tennessee, the property commonly known as 6106 B Pennsylvania Avenue, Nashville, TN 37209.

WHEREAS the property conveyed was described as:

> Land in Davidson County, Tennessee, being Unit 2 of Pennsylvania Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Pennsylvania Cottages, a Horizontal Property Regime Elements, of record as Instrument No. 20150811-0080304, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B: to said Declaration appearing in Instrument No. 20150811-0080304, and Bylaws appended thereto as Exhibit "C:, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

WHEREAS a "scrivener's error" was made in the legal description.

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 6106 Pennsylvania, LLC, A Tennessee Limited Liability Company ("Grantors"), conveyed subject property to William Arthur Frederick, ("Grantees") dated February 12, 2016. I was made aware of the incorrect legal description, and it was the intention of the parties involved for the property description to be:

> Land in Davidson County, Tennessee, being Unit 2 of 6106 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6106 Pennsylvania Cottages, a Horizontal Property Regime Elements, of record as Instrument No. 20150811-0080304, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6106 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B: to said Declaration appearing in Instrument No. 20150811-0080304, and Bylaws appended thereto as Exhibit "C:, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

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 10th of May, 2016.

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

Notary Public

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

BOX 10-A