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

BILL GARRETT, Davidson County
Trans:T20160069678 AFFIDAVIT
Recvd: 08/11/16 13:40 1 pgs
Fees:12.00 Taxes:0.00
20160811-0083695

SCRIVENER'S AFFIDAVIT

WHEREAS, Alvin L. Harris and Kathy L. Harris, Husband and Wife, ("Grantor") conveyed to Unto Flank, LLC, A Tennessee Limited Company, ("Grantee") by a Warranty Deed dated April 29, 2016, of record in Instrument 20160502-0042706, in the Register's Office for Davidson County, Tennessee, the property commonly known as 2134 Fairfax Avenue, #A3, Nashville, TN 37212; and.,

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Lot No. Unit A-3, The Village West Condominium, of record in Plat Book 5210, Page 174 and as established under the Master Deed of record in Book 5452, Page 419, both being recorded in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

WHEREAS a "scrivener's error" was made in the legal description of said property and the Grantee's name.

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

I am an attorney at law licensed under the State of Tennessee, who represented the buyer in the transaction whereas, Alvin L. Harris and Kathy L. Harris Husband and Wife, ("Grantor"), conveyed subject property to Unto Flank, LLC, A Tennessee Limited Company, ("Grantee") dated April 29, 2016. I was made aware of the incorrect legal description and incorrect Grantee name, and it was the intention of the parties involved for the Grantee's name to be: Flank, LLC, A Tennessee Limited Company. The property legal description should be:

Land in Davidson County, Tennessee, being Unit A-3, The Villager West Condominium, of record in Plat Book 5210, Page 174 and as established under the Master Deed of record in Book 5452, Page 419, both being recorded I the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

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 August, 2016.

BONITA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 10, 2019

Notary Public

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

BOX 10-A