BILL GARRETT, Davidson County
Trans:T20160069684 DEEDWARR
Recvd: 08/11/16 13:43 1 pgs
Fees:13.00 Taxes:37.00
20160811-0083700

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

SCRIVENER'S AFFIDAVIT

WHEREAS, Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A.D July 21, 2014, ("Grantor"), conveyed Carl Cullen Earnest and Whitney Frazier Earnest, Husband and Wife, ("Grantee") by Warranty Deed dated May 31, 2016 and recorded in Instrument No. 20160601-0055169 in the Register's Office of Davidson County, Tennessee, the property commonly known as 4208 A Farrar Avenue, Nashville, TN 37215; and

WHEREAS the property conveyed was described as:

> Land in Davidson County, Tennessee, being Unit A of 4208 Farrar Avenue 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 4208 Farrar Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150526-0048243 and as Amended in Instrument No. 20160601-0055168, 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 4208 Farrar Avenue 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. 20150526-0048243 and as Amended in Instrument No. 20160601-0055168 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 that the consideration amount shows it as being

$900,000.00 .

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

I am an attorney at law, licensed under the laws of the State of Tennessee and acted as the closing attorney in the transaction wherein Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014, ("Grantor"), conveyed subject property to Carl Cullen Earnest and Whitney Frazier Earnest, Husband and Wife, ("Grantee"). I was made aware of the error wherein the consideration amount is incorrect on said document, and this was the result of a "scrivener's error" by the Affiant or a member of his staff and the correct consideration amount should be $910,000.00.

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 not.

Dated this 10th day of August, 2016.

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 day of August, 2016.

Notary Public

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

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

BOX 10-A