BILL GARRETT, Davidson County
Trans:T20160083754 AFFIDAVIT
Recvd: 09/23/16 13:25 2 pgs
Fees:12.00 Taxes:0.00
20160923-0100517

THIS INSTRUMENT WAS
PREPARED BY:
Joshua L. Hunter, Esq.
1104 Fatherland Street
Nashville, Tennessee 37206

SCRIVENER'S AFFIDAVIT

I, Joshua Hunter, prepared a Quitclaim Deed for Regal Development, LLC, dated September 8, 2016, of record in Instrument No. 20160908-0094630, Register's Office for Davidson County, Tennessee, and do hereby certify that the following corrections should be made to the above-referenced instrument:

The legal description in said Quitclaim Deed inadvertently contains an errant legal description. As filed, the legal description states:

> Land in Davidson County, Tennessee, being part of Block 9 on the Plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office of said County, being Lot No. 2 on the unregistered Plan of the Extension of the Plan of said Cherokee Park Subdivision and subject to the Declaration of Covenants, Conditions and Restrictions of 6001 Pennsylvania Avenue Townhomes of record in Instrument No. 20160822-0087594, Register's Office of said County.
>
> Being part of the same property conveyed to Regal Homes Co. by Warranty Deed from Steve Alan Brown, and wife, Carolyn Gale Brown, of Record in Instrument No. 20141119-0106778, at the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of Pennsylvania Avenue, 60th Avenue North and an alley.
>
> This real property is known as 6001 A Pennsylvania Avenue Nashville, TN 37209.

To correct this scrivener's error, the legal description in the last paragraph in said Notice of Completion shall state:

> Land in Davidson County, Tennessee, being Unit A, 6001 Pennsylvania Avenue Townhouses, as shown in the Declaration of Covenants, Conditions and Restrictions for 6001 Pennsylvania Avenue Townhouses, of record in Instrument No. 20160822-0087594, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> This is now improved property more commonly known as 6001 A Pennsylvania Avenue, Nashville, TN 37209.

Witness my hand this 22nd day of September, 2016.

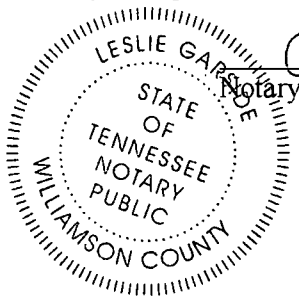
Joshua L. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua L. Hunter, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 22nd day of September, 2015.

My Commission Expires:
1/20/19



Notary Public