BILL GARRETT, Davidson County
Trans:T20160100188 AFFIDAVIT
Recvd: 11/14/16 12:36 1 pgs
Fees:12.00 Taxes:0.00
20161114-0119702

THIS INSTRUMENT PREPARED BY AND RETURN TO: 10-A
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, 1408 Monetta, LLC, A Tennessee Limited Liability Company, ("Grantor") conveyed to Paul Koshmider, Married and Jamie Lynn Koshminder, Unmarried, As Tenants in Common With Right of Survivorship, ("Grantee") by a Warranty Deed dated September 1, 2016 of record in Instrument No. 20160902-0092649 and filed for record, in the Register's office of Davidson County, Tennessee, the property commonly known as 1408 A Monetta Avenue, Nashville, TN 37216; and

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Unit A of 1408 Monetta 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 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151228-0129943, 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 1408 Monetta 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. 20151228-0129943, 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 wherein the name of one of the Grantees in said Warranty Deed was misspelled.

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

I am an attorney at law, licensed under the laws of the State of Tennessee and handled the transaction wherein, 1408 Monetta, LLC, A Tennessee Limited Liability Company, ("Grantor") conveyed to Paul Koshmider, Married and Jamie Lynn Koshminder, Unmarried, As Tenants in Common With Right of Survivorship, ("Grantee"). I was made aware of the misspelled name in the Warranty Deed and this was the result of a "scrivener's error" by the Affiant or a member of my staff and it was my intention in the Warranty Deed for the Grantees' names to read as follows: Paul Koshmider, Married, and Jamie Lynn Koshmider, Unmarried, As Tenants in Common With Right of Survivorship

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 and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand and official seal this 10th day of November, 2016.

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018