BILL GARRETT, Davidson County
Trans:T20160100188 AFFIDAVIT
Recvd: 11/14/16 12:47 1 pgs
Fees:12.00 Taxes:0.00
20161114-0119706

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

SCRIVENER'S AFFIDAVIT

WHEREAS, MAYFLOWER PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, ("Grantor") conveyed to NICOLA CLARE WHITE, UNMARRIED, ("Grantee") by a Warranty Deed dated August 5, 2016 and recorded in Instrument No. 20160808-0082155, in the Register's Office for Davidson County, Tennessee, the property address and address of new owners showing as 3644 Mayflower Place, Nashville, TN 37204; and

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Unit 1 of 3644 & 3646 Mayflower 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 3644 & 3646 Mayflower Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150922-0096036, 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 3644 & 3646 Mayflower 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. 20150922-0096036, 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 there was an error in the Derivation Clause on page 1 of said deed.

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 acted as the closing attorney in the transaction wherein Mayflower Partners, GP, a Tennessee general partnership conveyed to Nicola Clare White, unmarried. I was made aware of the error in the Derivation Clause and this was the result of a "scrivener's error" by the myself or a member of my staff and it was my intention in the said Warranty Deed for the derivation clause to be as follows:

Being part of the same property conveyed by Warranty Deed from Vicki Matheson, now known as Vicki Updike, married to Mayflower Partners, GP, a Tennessee general partnership, as recorded on the 22nd day of September, 2015 in Instrument No. 20150922-0096035, in the Register's Office of Davidson County, Tennessee.

This Affidavit is made to correct the Derivation Clause and 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018

Notary Public

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

BOX 10-A