THIS INSTRUMENT PREPARED BY:
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160100188 AFFIDAVIT
Recvd: 11/14/16 12:48 1 pgs
Fees:12.00 Taxes:0.00
20161114-0119707

SCRIVENER'S AFFIDAVIT

WHEREAS, James Harris and Margaret Harris, ("Grantors") conveyed to Theodore N. Thaler and Andrea J. Thaler, Husband and Wife, ("Grantees"), of record in Instrument 20160718-0073376 of the Register's Office for Davidson County, Tennessee, the property commonly known as 809 Marquette Drive, Nashville, TN 37205;

WHEREAS the property conveyed was described as:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1141, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1D horizontal property regime, established by Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium Site Plan attached as Exhibit B the aforementioned Master Deed and being locates upon Lot no. 2 on the Plan of Phase 1-D Fifth Revision, The Cloister at St. Henry of record in Plat Book 6250, Page 979, Register's Office for Davidson County, Tennessee.

WHEREAS a "scrivener's error" was made on said Warranty Deed where the Unit Number listed was Unit No. 1411 The Cloister at St. Henry, Condominium Phase 1D.

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 James Harris and Margaret Harris, ("Grantors"), conveyed property to Theodore N. Thaler and Andrea J. Thaler, Husband and Wife, ("Grantees"). I was made aware of the error within the said Warranty Deed and this was the result of a "scrivener's error" by the Affiant or a member of his/her staff and it was my intention for the said Warranty Deed to have listed the unit number in the legal description as: Unit No.114-L The Cloister at St. Henry, Condominium Phase 1D.

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
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