BOX 10-A

BILL GARRETT, Davidson County
Trans:T20160100188 AFFIDAVIT
Recvd: 11/14/16 12:48 1 pgs
Fees:12.00 Taxes:0.00
20161114-0119709

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

SCRIVENER'S AFFIDAVIT

WHEREAS, Gala, LLC, A Tenenssee Limited Liability Company, ("Grantor") conveyed to Pierre-Fancois D'Haese, ("Grantee") by a Warranty Deed dated May, 20, 2016 of record in Instrument No. 20160524-0051756 and filed for record in the Register's Office for Davidson County, Tennessee, the property commonly known as 2019 B Galbraith Drive, Nashville, TN 37215; and

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Unit B of 2019 Galbraith 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 2019 Galbraith Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. Instrument No. 20140827-0077996, as amended in Instrument Nos. 20150108-0002312 and 20150313-0021511, 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 2019 Galbraith 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. Instrument No. 20140827-0077996, as amended in Instrument Nos. 20150108-0002312 and 20150313-0021511, 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 misspelled legal name for Grantee and Grantor of the improved property described in said Warranty Deed.

NOW THEREFORE, I, John Gregory Hardeman, ("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, Gala, LLC, A Tenenssee Limited Liability Company, ("Grantor") conveyed to Pierre-Fancois D'Haese, ("Grantee"). I was made aware of the misspelled names in the Warranty Deed of the property 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 said Warranty Deed for:

The Grantor's name to read: Gala, LLC, A Tennessee Limited Company
The Grantee's name to read: Pierre-Francois D'Haese and Jessica Terry D'Haese, husband and wife

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.

JOHN GREGORY HARDEMAN

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 John Gregory Hardeman, 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

Kathy Snider
Notary Public