Box 36

BILL GARRETT, Davidson County
Trans:T20160100331 AFFIDAVIT
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THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201

SCRIVENER'S AFFIDAVIT

Whereas, by Warranty Deed of record in Instrument No. 20160831-0091558, in the Register's Office for Davidson County, Tennessee, **PORTER TERRACE PARTNERS II, LLC**, a Tennessee limited liability company, **Grantor**, conveyed certain property to **ASHLEY N. FARRELL**, **Grantee** (the "Deed"); and

Whereas, the Deed contained errors in the legal description of the property.

Now, therefore, Richard W. Sebastian, a resident of Williamson County, Tennessee and attorney at Ortale Kelley Herbert & Crawford, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

That Affiant prepared the Deed by and between the above parties to convey real property located in Davidson County; that the Deed contained errors in the legal description of the property. The legal description contained in the Deed shall be stricken and the following shall be substituted in lieu thereof:

> "Land in Davidson County, Tennessee, being Unit No. 119 as shown on the Plan of Porter Terrace Condominiums, Phase 2, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, page 537 as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.
>
> Being a portion of the same property conveyed to Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company by Deed from Porter Terrace Partners, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20150113-0003582, in the Register's Office for Davidson County, Tennessee."

That Affiant makes this Affidavit solely for the purpose of correcting said typographical errors contained in the Deed of record in Instrument No. **20160831-0091558**, in the Register's Office for Davidson County, Tennessee, which are scrivener's errors rather than any expression of intent by the parties thereto.

Executed in Nashville, Tennessee, this the 8th day of November, 2016.

Richard W. Sebastian, Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 8th day of November, 2016, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020