BILL GARRETT, Davidson County
Trans:T20160108638 AFFIDAVIT
Recvd: 12/09/16 16:14 1 pgs
Fees:12.00 Taxes:0.00
20161209-0129630

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

SCRIVENER'S AFFIDAVIT

WHEREAS, White Pines Building Group, LLC, A Tennessee Limited Liability Company, ("Grantor") conveyed to Jeffrey McCormick and Sarah McCormick, Husband and Wife, ("Grantee") by a Warranty Deed dated, October 12, 2016 of record in Instrument No. 20161017-0109257, in the Register's Office for Davidson County, Tennessee, the property commonly known as 2508 Shinkle Avenue, Nashville, TN 37206; and

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Unit B of 1602 Porter 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 1602 Porter Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160302-0020180, 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 1602 Porter 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. 20160302-0020180, 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.

BOX 10-A

WHEREAS a "scrivener's error" was made wherein the incorrect legal description of the improved property was described in said Warranty 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 handled the transaction wherein, White Pines Building Group, LLC. A Tennessee Limited Liability Company, ("Grantor") conveyed to Jeffrey McCormick and Sarah McCormick, Husband and Wife, ("Grantee"). I was made aware of the error in legal description described 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 Deed of Trust for the property to be described as follows:

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
[illegible] TN 37215

Land in Davidson County, Tennessee, being Unit B of 1623 Porter 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 1623 Porter Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160302-0020180, 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 1623 Porter 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. 20160302-0020180, 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.

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 9 day of December, 2016.

My commission expires

Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017