THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
Hardeman & Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20170001381 AFFIDAVIT
Recvd: 01/05/17 16:09 1 pgs
Fees:12.00 Taxes:0.00
20170105-0001616

SCRIVENER'S AFFIDAVIT

WHEREAS, Clint Newman and wife, Lacey E. Newman, ("Grantors") conveyed to Maria Ruth Gonzalez, ("Grantee") by a Warranty Deed dated December 27, 2005, of record in Instrument 20060103-0000175 in the Register's Office for Davidson County, Tennessee, the property commonly known as 4204 Granny White Pike, Nashville, TN 37204.

WHEREAS the property conveyed was described as:

> Land in Davidson County, Tennessee, being Lot No.1 on the Resubdivision of Lots 1 and 2 of Park View Subdivision of record in Plat Book 6900, page 792, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

WHEREAS a "scrivener's error" was made in the legal description.

NOW THEREFORE, Kevin D. Montgomery, ("Affiant") makes the statements:

I am an attorney at law licensed under the State of Tennessee, who represented the buyer in the transaction of record wherein Clint Newman and wife, Lacey e. Newman, ("Grantors"), conveyed subject property to Maria Ruth Gonzalez, ("Grantee"). I was made aware of the incorrect legal description, and it was the intention of the parties involved for the property description to be:

> Land in Davidson County, Tennessee, being Lot No.1 on the Resubdivision of Lots 1 and 2 of Park View Subdivision of record in Plat Book 6200, page 792, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

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 (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th of January, 2017.

Notary Public

BONITA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 10, 2019

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

BOX 10-A