This instrument prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170003535 AFFIDAVIT
Recvd: 01/13/17 08:35 2 pgs
Fees:12.00 Taxes:0.00
20170113-0003987

After Recording Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

Come now BENJAMIN SEAMON who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. That on or about the 19th day of February, 2015, my office, under my direction, witnessed the execution of a Warranty Deed in which Chesnut Enterprises, LLC conveyed a certain parcel of land in Davidson County, Tennessee to Michael P. Grothe and Dena L. Grothe, husband and wife, which deed is of record in Instrument Number 20150302-0017633, Register's Office for Davidson County, Tennessee.

3. That the legal description on the Warranty Deed is incorrect and should read as follows:

   Being a certain unit with private elements situated in Davidson County, Tennessee, and further known as Unit A of Cottages of Cahal, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for Cottages of Cahal, a horizontal property regime with private elements, of record in Instrument No. 20131204-0123410; as amended in Instrument No. 20131218-0127941 and in Instrument No. 20150128-0008125, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan Cottages of Cahal, shown as Exhibit to the aforementioned Declaration and Amendments, for a more complete identification and placement of said Unit.

   Being a portion of the same property conveyed to Chesnut Enterprises, LLC by Warranty deed from JGLAC, GP of record in Instrument No. 20131126-0121167 Register's Office for Davidson County, Tennessee, dated November 14, 2013 and recorded on November 26, 2013.

4. The above referenced Second Amendment, of record in Instrument No. 20150128-0008125, established that Unit F as depicted on Survey A3 is actually Unit A and commonly referred to as 1114 Cahal Avenue, Nashville, Tennessee 37206.

5. That the address of the new owner is as follows:

   Michael P. Grothe
   1114 Cahal Avenue
   Nashville, TN 37206

Further affiants say not.

Executed this 12th day of January, 2017 for the purposes herein stated.

Benjamin Seamon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, BENJAMIN SEAMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of January, 2017.

My Commission expires:
2/24/18

Jennifer Crowell
NOTARY PUBLIC

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

[SEAL]