BILL GARRETT, Davidson County
Trans:T20170004589 AFFIDAVIT
Recvd: 01/18/17 09:10 1 pgs
Fees:12.00 Taxes:0.00
20170118-0005154

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 13th day of January, 2017, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant prepared a Quitclaim Deed dated December 1st, 2016, and recorded December 15th, 2016 in **Instrument No. 20161215-0131511, in the Register's Office for Davidson County, Tennessee** between **Dowd Development and Design, LLC (as Grantor)** and **Graham Built Construction, LLC (as Grantee)** in regards to the property located at 830 B Inverness Avenue, Nashville, Tennessee 37204, and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B OF 830 INVERNESS AVENUE TOWNHOMES, DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT NO. 20160906-0093142, REGISTER'S OFFICE FOR SAID COUNTY, 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, THE PLAT FILED AS EXHIBIT "C" TO SAID DECLARATION AND BY-LAWS APPENDED THERETO AS EXHIBIT "B", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DOWD DEVELOPMENT AND DESIGN, LLC, BY WARRANTY DEED FROM DOYLE H. WOODS, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20160824-0088425, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED AUGUST 19, 2016.

2. That the above-mentioned Quitclaim Deed was recorded with clerical or typographical errors in the spelling of the party names.

3. That the Grantee **Graham Built Construction, LLC,** should have read **Graham Built, LLC.**

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Ryan Lux, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Ryan Lux**, the within named Affiant, 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 13th day of January, 2017.

NOTARY PUBLIC
My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.