BOX 10-A

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

BILL GARRETT, Davidson County
Trans:T20170009323 AFFIDAVIT
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20170201-0010568

SCRIVENER'S AFFIDAVIT

WHEREAS, VEARL J. SLOAN, TRUSTEE, DECEDENT'S TRUST U/A/D JUNE 24, 2007, ("Grantor") conveyed to SHAWN E. HACKETT AND LEIGH ANNE HACKETT, HUSBAND AND WIFE, ("Grantees") by a Warranty Deed dated October 5, 2016, and recorded in Instrument No. 20161005-0105395, in the Register's Office for Davidson County, Tennessee, the property commonly known as 442 Brewer Drive, Nashville, Tennessee 37211.

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Kingswood Park, of record in Book 2900, Page 70, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vearl J. Sloan, Trustee, Decedent's Trust U/A/D June 24, 2007 by Quitclaim Deed from Vearl J. Sloan, Surviving Trustee, U/A/D May 24, 1999 of the Ernest E. Sloan and Vearl J. Sloan Joint Revocable Living Trust Agreement, dated February 26, 2008, of record in Instrument No. 20080304-0021575, Register's Office for Davidson County, Tennessee.

WHEREAS a "scrivener's error" was made in the said derivation clause.

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

I am an attorney at law, licensed under the laws of the State of Tennessee and prepared the Warranty Deed of record in Instrument No. 20161005-0105395, wherein Vearl J. Sloan, Trustee, Decedent's Trust U/A/D June 24, 2007, conveyed subject property to Shawn E. Hackett and Leigh Anne Hackett, husband and wife. I was made aware of the previous recording record showing Instrument No. 20080304-0021575, and that it is incorrect and this was the result of a "scrivener's error" by the Affiant or a member of his staff and that the correct derivation clause to read as follows:

Being the same property conveyed to Vearl J. Sloan, Trustee, Decedent's Trust U/A/D June 24, 2007 by Quitclaim Deed from Vearl J. Sloan, Surviving Trustee, U/A/D May 24, 1999 of the Ernest E. Sloan and Vearl J. Sloan Joint Revocable Living Trust Agreement, dated February 26, 2008, of record in Instrument No. 20080304-0021576, Register's Office for Davidson County, Tennessee.

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 31st day of January, 2017.

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018