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

BILL GARRETT, Davidson County
Trans:T20170011421 AFFIDAVIT
Recvd: 02/07/17 15:45 2 pgs
Fees:12.00 Taxes:0.00
20170207-0013023

SCRIVENER'S AFFIDAVIT

WHEREAS, 6119 CALIFORNIA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ("Grantor") conveyed to STEPHEN C. BOYD AND TRISHA T. BOYD, HUSBAND AND WIFE, ("Grantees") by a Warranty Deed dated October 4, 2016, and recorded in Instrument No. 20161005-0105106, in the Register's Office for Davidson County, Tennessee, the property commonly known as 1414 62ND Avenue N., Nashville, Tennessee 37209.

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Unit 2 of 6119 California 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 6119 California Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160201-0009279, amended at Instrument No. 20160523-0051689, 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 6119 California 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. 20160201-0009279, amended at Instrument No. 20160523-0051689, 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.

Being part of the same property conveyed by Warranty Deed from George Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife to 6119 California, LLC, a Tennessee Limited Liability Company, as recorded on the 4th day of May, 2016 in Instrument No. 20160504-0043859, in the Register's Office of Davidson County, Tennessee.

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

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. 20161005-0105106, wherein 6119 California, LLC, a Tennessee limited liability company conveyed subject property to Stephen E. Boyd and Trisha T. Boyd, husband and wife. I was made aware of the Unit described in the legal description, 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 legal description is to read as follows:

Land in Davidson County, Tennessee, being Unit B of 6119 California 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 6119 California Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160201-0009279, amended at Instrument No. 20160523-0051689, 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 6119 California 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. 20160201-0009279, amended at Instrument No. 20160523-0051689, 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 (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.

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

Notary Public