BILL GARRETT, Davidson County
Trans:T20170013099 AFFIDAVIT
Recvd: 02/13/17 13:45 7 pgs
Fees:37.00 Taxes:0.00
20170213-0014853

THIS DOCUMENT PREPARED BY AND TO BE RETURNED TO:

Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

SCRIVENER'S AFFIDAVIT OF CORRECTION

AFFIANT, Bryan Howard, hereby swears or affirms that a certain document which was titled as Quitclaim Deed recorded on the 10th day of January, 2017 to 211 Printer's Alley, LLC, conveyed by GARY ROBERT BOWIE of record as Instrument No. 20170110-0002787, Register's Office for Davidson County, Tennessee, contained an error in the legal description in Tract/Parcel 2 at page 4 pertaining to improved real property known 211 Printers Alley Building, 5th Fl., Nashville, Tennessee 37219, Tax Map/Parcels 093-2 3B 005.00, 093-2 3B 010.00, 093-2 3B 016.00, 093-2 3B 017.00, 093-2 3B 018.00, 093-2 3B 019.00. Following is a corrected description of Tract/Parcel 2:

CORRECT DESCRIPTION FOR TRACT/PARCEL 2:

Map Parcel Nos.
093-2 3B 005.00, 093-2 3B 010.00, 093-2 3B 016.00, 093-2 3B 017.00,
093-2 3B 018.00, 093-2 3B 019.00

Being that certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. 5-A, 5-B, 5-C, and storage facility on the second floor denoted as Unit No. 2-D, as shown on the Plan of the 211 Printers Alley Building by Master Deed and Declaration and By-Laws establishing a Horizontal Property Regime dated the 16th day of April, 1981 and recorded in Book 5741, page 389, Register's Office for Davidson County as amended by Instrument Number 200605120-0055845 and as shown on the Plan recorded in Book 5200, page 331, said Register's Office, excepting and

reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said Declaration and an undivided 20% interest appurtenant to the units in all common elements of said project as described in said Declaration including the building and any land described therein, and subject to Instrument in Book 6320, page 32, Register's Office for Davidson County, Tennessee.

Original Unit Nos. 5-A-1 and 5-A-2 have been changed to Unit Nos. 5A, 5B, 5C and 5D, as reflected in Third Amendment to Master Deed in Instrument No. 20060512-0055845, Register's Office for Davidson County, Tennessee.

Unit No 5-D was out-conveyed by Warranty Deed at Instrument No. 20060803-0095129.

A copy of the recorded deed with the **corrected** legal description is attached.

Dated this 10th day of February, 2017.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan Howard, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of February, 2017.

SUSAN SCHWAB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170002504 DEEDQC
Recvd: 01/10/17 11:24 5 pgs
Fees:27.00 Taxes:0.00
[redacted]
20170110-0002787

THIS DOCUMENT PREPARED BY

Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CYNTHIA L. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ NONE.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2016.

Notary Public

My Commission Expires: _____

Address of new owner:

211 Printer's Alley, LLC
c/o Gary R. Bowie
PO Box 198807
Nashville, TN 37219

Send Tax Bills to:

SAME

Map-Parcel Numbers
Map: 093 02 3B
Parcels: 002.00, 008.00, 012.00, 013.00, 005.00, 007.00, 010.00, 011.00, 016.00, 017.00, 018.00, 019.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that GARY ROBERT BOWIE ("Grantor"), for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose of transferring his entire ownership interest in the subject real property, hereby release, remise and quitclaim unto 211 PRINTER'S ALLEY, LLC, and to its successors and assigns, the tracts or parcels of land located in Nashville, Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS my hand this 1st day of November, 2016.

GARY ROBERT BOWIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY ROBERT BOWIE, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1st day of November, 2016.

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MARCH 07, 2017

Bryan Howard
Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description

TRACT/PARCEL 1

Map Parcel Nos.
093 02 3B 002.00, 093 02 3B 008.00, 093 02 3B 013.00, 093 02 3B 012.00

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

These certain premises comprising a portion of the project known as 211 Printers Alley Building, said Project having been established as a Horizontal Property regime by Master Deed and Declaration and By-Laws dated the 16th day of April, 1981, of record in Book 5741, Page 389, Register's Office for Davidson County, Tennessee, said premises being more particularly described as follows:

Unit space labeled 3-A, 2-A, 2-G, 4-B (being the 3RD Floor and accompanying area of said Project) as shown on the plan recorded in Book 5200, Page 331, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said declaration, and an undivided 20% interest appurtenant to the unit in all common elements of said Project as described in said declaration including the building and land described below:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Original Plan of Nashville, not of record, being Lot No. 2 and the northerly part of Lot No. 3 in the Subdivision of the John Waters Property, plan not of record, described below:

Beginning on the Westerly margin of Third Avenue, North 160 feet 8 inches northerly from the northerly margin of Church Street, being Stelzer's and Brown's northeast corner; thence with the westerly margin of said Avenue, northerly 30 feet, more or less, to the corner of Lots 2 and 1 of the Waters Plan, also being Gertrude B. Whitworth's southeast corner; thence with Whitworth's south line and with the line between Lots 1 and 2 westerly 175 feet, more or less, to the easterly margin of said Alley, southerly 30 feet, more or less, to said Stelzer's and Brown's northwest corner; thence with their north line, easterly 175 feet, more or less, to the beginning.

Being the same property conveyed to Gary Bowie by Warranty Deed from Anthony E. Jennings and wife, Sheshelia Jennings, of record at Instrument No 20130723-0076242, in said Register's Office.

TRACT/PARCEL 2

Map Parcel Nos.
093-2 3B 005.00, 093-2 3B 010.00, 093-2 3B 016.00, 093-2 3B 017.00,
093-2 3B 018.00, 093-2 3B 019.00

Being that certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. 5-A, 5-B, 5-C, and storage facility on the second floor denoted as Unit No. 2-D, as shown on the Plan of the 211 Printers Alley Building by Master Deed and Declaration and By-Laws establishing a Horizontal Property Regime dated the 16th day of April, 1981 and recorded in Book 5741, page 389, Register's Office for Davidson County as amended by Instrument Number 200605120-0055845 and as shown on the Plan recorded in Book 5200, page 331, said Register's Office, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said Declaration and an undivided 20% interest appurtenant to the units in all common elements of said project as described in said Declaration including the building and any land described therein, and subject to Instrument in Book 6320, page 32, Register's Office for Davidson County, Tennessee.

Original Unit Nos. 5-A-1 and 5-A-2 have been changed to Unit Nos. 5A, 5B, 5C and 5D, as reflected in Third Amendment to Master Deed in Instrument No. 20060512-0055845, Register's Office for Davidson County, Tennessee.

Unit No 5-D was out-conveyed by Warranty Deed at Instrument No. 20060803-0095129.

Being the same property conveyed to Gary Bowie by Warranty Deed from Downtown Professional Properties, A Tennessee General Partnership, of record at Instrument No 20050413-0041331, in said Register's Office.

This is improved property known as 211 Printers Alley Building, 5th Fl., Nashville, TN 37219.

TRACT/PARCEL 3

Map Parcel No.

093-2 3B 007.00, 093-2 3B 011.00

Being that certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

Those certain premises comprising a portion of the project known as 211 Printers Alley Building, said Project having been established as a Horizontal Property Regime by Master Dead and Declaration and By-Laws dated the 16th day of April, 1981, and recorded in the Register's Office, Davidson County, Tennessee in Book 5741, page 389, said premises being more particularly described as follows:

Unit space labeled 6-A/2-F (being the 6th floor and accompanying storage area of said Project) as shown on the plan recorded in Book 5200, page 331, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and, other units, all as set forth in said declaration, and an undivided 20% interest appurtenant to the unit in all common elements of said Project as described in said declaration including the building and land described below:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Original Plan of Nashville, not of record, being Lot No. 2 and the northerly part of Lot No. 3 in the Subdivision of the John Waters Property, plan not of record, described as follows:

Beginning on the westerly margin of Third Avenue, North 160 feet 8 inches northerly from the northerly margin of Church Street, being Stelzer's and Brown's northeast corner; thence with the westerly margin of said Avenue, northerly 30 feet more or less, to the corner of Lots 2 and 1 of the Water's Plan, also being Gertrude B. Whitworth's southeast corner; thence with Whitworth's south line and with the line between Lots 1 and 2 westerly 175 feet, more or less, to the easterly margin of said alley, southerly 30 feet, more or less, to said Stelzer's and Brown's northwest corner; thence with their North line, easterly 175 feet, more or less, to the beginning.

Being the same property conveyed to Gary Bowie by Quitclaim Deed from A&S Properties, of record at Instrument No 20070123-0009229, in said Register's Office.

This is improved property known as 211 Printers Alley Building, Nashville, TN 37201.