THIS INSTRUMENT PREPARED BY AND RETURN TO:
Regency Title & Escrow, LLC
6070 Poplar Avenue, Ste. 700
Memphis, TN 38119

BILL GARRETT, Davidson County
Trans:T20170018223 AFFIDAVIT
Recvd: 03/02/17 13:13 2 pgs
Fees:12.00 Taxes:0.00
20170302-0020843

Scrivener's Affidavit

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Comes, now **Carlton W. Orange**, who is over eighteen (18) years of age and whose address is 6070, Poplar Avenue, Suite 700, Memphis, Tennessee 38119, and would state as follows:

On the 11th of February, 2016, Regency Title & Escrow, LLC, recorded the below described **Warranty Deed**, which was recorded at **Instrument No. 20160222-0016885**, in the Register's Office for Davidson County, TN. The error that appears of record is set forth as follows:

Incorrect Unit Number.

Land situated in Davidson County, Tennessee, being **Units A & B**, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 814 Washington Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151204-0122672, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

This error was unintentional. The correct legal description is as follows:

Land situated in Davidson County, Tennessee, being **Unit A**, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 814 Washington Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151204-0122672, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

GRANTOR: PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
GRANTEE: ANDREW E. JACKSON, III
PROPERTY: 814 Washington Avenue, Nashville, Tennessee 37206

This Affidavit is made of my personal knowledge to correct the error above describe.

Executed this 23rd day of February, 2017.

Affiant

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me the within named Affiant who made oath that he/she has read the forgoing Scrivener's Affidavit and the things and matter's contained therein are true. The Affiant did further acknowledge that he/she executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 23rd day of February, 2017.

Notary Public

My Commission expires: 3/30/20

MARLON HOUSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My commission expires March 30, 2020

EXHIBIT "B"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Being Lot No. 42 on the Plan of Robert E. Powers Lands of record in Plat Book 421, Page 56, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 42 fronts 50.0 feet on the East margin of Washington Avenue and extends back 80.0 feet on the North line and 93.0 feet on the South line, to a curve of the right-of-way of the Lewisburg and Northern Railroad, on which it measures 51.0 feet.

Tract II:

Beginning at the point of intersection of the South line of Waters Street and the East line of Washington Avenue; thence along the South line of Waters Street South 66 degrees 01 minutes East a distance of sixty seven and eight hundredths (67.08) feet to a point, twenty three and five tenths (23.5) feet Eastwardly at right angles from a point in the center line of the South bound main tract of the Grantor; thence South 09 degrees 30 minutes West along a line twenty three and five tenths (23.5) feet Eastwardly from and parallel to said center line of South bound main tract a distance of fifty one and sixty six hundredths (51.66) feet to a point fifty (50) feet Southwardly at right angles from a point in the South line of Waters Street; thence a line fifty (50) feet Southwardly at right angles from and parallel to the South line of Waters Street North 66 degrees 01 minutes West a distance of eighty (80) feet to a point in the East line of Washington Street; thence North 23 degrees 59 minutes East along the East line of Washington Street a distance of fifty (50) feet to the point of beginning, containing three thousand, six hundred seventy eight (3,678) square feet, and being a part of the same property conveyed to the Louisville and Nashville Railroad Company by deed of October 1, 1915, recorded in Book 475, Page 590, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Prime Nashville, LLC by virtue of Warranty Deed dated September 4, 2015, at Instrument Number 20150911-0092688 in the Register's Office of Davidson County, Tennessee.