THIS INSTRUMENT PREPARED BY AND RETURN TO: **10-A**
KEVIN D. MONTGOMERY, ATTORNEY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170024725 AFFIDAVIT
Recvd: 03/23/17 14:07 1 pgs
Fees:12.00 Taxes:0.00
20170323-0028612

SCRIVENER'S AFFIDAVIT

WHEREAS, Nashville Building Group, LLC, a Tennessee limited liability company, ("Grantor") conveyed to Nashville Building Group, LLC, a Tennessee limited liability company, Trustee, ("Grantee") by a Quitclaim Deed dated December 18, 2015, and recorded in Instrument No. 20151218-0127507, Register's Office for Davidson County, Tennessee, the property commonly known as 1418 Monetta Ave., Nashville, Tennessee 37016.

WHEREAS the property conveyed was described as:

> Land in Davidson County, Tennessee, being Lot No. 41 and the westerly 25 feet of Lot No. 42 on the Plan of Montgomery Heights, as of record in Book 332, page 47, 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 Nashville Building Group, LLC by deed from Valerie Oleta Clark, Gertrie Marlow and Timothy Marlow, of record in Instrument No. 20151207-0122709, said Register's Office.

WHEREAS a "scrivener's error" was made in the Name of New Owner on page 1 of said deed.

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

> I am an attorney at law, licensed under the laws of the State of Tennessee, and acted as the closing attorney in the transaction wherein Nashville Building Group, LLC, a Tennessee limited liability company conveyed property to Nashville Building Group, LLC, a Tennessee limited liability company, Trustee. I was made aware of the error in the Name of New Owner and this was the result of a "scrivener's error" by the Affiant or a member of my staff and it was my intention in the said ~~Warranty~~ QUITCLAIM Deed for the Name of New Owner to be corrected and read as follows:
>
> Nashville Building Group, LLC, a Tennessee limited liability company

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 and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of March, 2017.

Notary Public

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