BILL GARRETT, Davidson County
Trans:T20170048844 AFFIDAVIT
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Fees:12.00 Taxes:0.00
20170608-0057463

This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT OF PREPARATION OF DEED OF TRUST

(reference to Warranty Deed of record in Instrument No.20160922-0100072, RODC)

Comes now Robert L. Scruggs, Attorney Office., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215, and states on oath:

1. That I prepared a certain Warranty Deed, recorded May 16, 2016 as Instrument No. 20160922-0100072, in the Register's Office of Davidson County, Tennessee, wherein , C. Leo Waters and Helen E. Walker, husband and wife, were the grantor(s) and Nashville Pedal Tavern, LLC, a Tennessee Limited Liability Company, were the grantee;

2. That though inadvertence the legal description reference in the Warranty Deed was incorrect as recorded.

3. That the Legal description reference should read as follows;

   Land in Davidson County, Tennessee being the West half of Lot No. 183 and the easterly one-half of Lot No. 185 on the Plan of McNairy's West Nashville property, as of record in Book C, Page 136 and 137, and also in Minute Book 9, Pages 322 and 323, of the Chancery Court at Nashville, Tennessee and being more particularly described as follows:

   Beginning at a pk nail set on the northerly right-of-way line of Demonbreun Street at a corner common with Lee A. Beaman, as of record in Deed Book 10779, Page 130, at the Register's Office for Davidson County, Tennessee, said pk nail being South 62 deg 32 min 55 sec West, 34.25 feet from the intersection of the northerly right-of-way line of Demonbreun Street and the westerly right-of-way line of 14th Avenue South;

   Thence, with the Northerly right-of-way line of Demonbreun Street, South 62 deg. 32 min 55 sec West, 100.00 feet to a pk nail set at a corner common with O.I.C. Rythem at Music Row a condominium, as of record in Deed Instrument No. 200707250088390, at said Register's Office;

   Thence, leaving the northerly right-of-way line of Demonbreun Street with the easterly property line of O.I.C. Rythem at Music Row, North 27 deg. 32 min 50 sec West. 166.00 feet to a pk nail set on the southerly right-of-way line of Alley No. 235;

   Thence, with the southerly right-of-way line of Alley No. 235, North 62 deg. 32 min 55 sec East, 100.00 feet to a pk nail set at a corner common with said Lee A. Beaman;

   Thence, leaving the southerly right-of-way line of Alley No. 235 with the westerly property line of Lee A. Beaman, South 27 deg. 32 min 50 sec East, 166.00 feet to the point of beginning, containing 16,600 square feet (0.38 acres more or less). The foregoing legal description is derived from the ALTA/NSPS Land Title Survey of 1504 Demonbreun Street by Cherry Land Surveying, Inc., R. Scot Cherry R.L.S. TN #1512, dated August 1, 2016, revised August 23, 2016 as Job# 16110 MHC.

4. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Melody M. Jenkins

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 Melody M. Jenkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 7th day of June, 2017.

Notary Public

My commission expires:
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LARA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020