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:T20170050693 AFFIDAVIT
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20170614-0059551

SCRIVENER'S AFFIDAVIT

WHEREAS, Potter Brothers, LLC, a Tennessee limited liability company, ("Grantor") conveyed to Michael P. Laughter, an unmarried man and Allison Hardy, an unmarried woman. ("Grantee") by a Warranty Deed dated January 31, 2017, and recorded in Instrument No. 20170206-0012268, Register's Office for Davidson County, Tennessee, the property commonly known as 4704 A Indiana Ave., Nashville, Tennessee 37209.

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Unit 4704 A of Homes at 4704 Indiana, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4704 Indiana, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160830-0091024, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4704 Indiana, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160830-0091024, 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.

WHEREAS a "scrivener's error" was made in the Name of Grantor 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 Potter Brothers, LLC, a Tennessee limited liability company conveyed property to Michael P. Laughter, an unmarried man and Allison Hardy, an unmarried woman. I was made aware of the error in the Name of Grantor 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 Deed for the Name of Grantor to be corrected and read as follows:

Potter Brothers Construction, 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 13 day of June, 2017.

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 16, 2017

Notary Public