THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
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AFFIDAVIT REGARDING SCRIVENER'S ERROR

I, Samuel F. Anderson, do hereby make oath that I am of majority, under no disability and that I have read this Affidavit and swear that the information contained herein is true, accurate and correct to the best of my knowledge, information and belief. I have personal knowledge of the transaction in which the scrivener's error is involved.

This affidavit is being given pursuant Tennessee Code Annotated 66-24-101(a)(27).

1. On May 18, 2017, our office prepared a Warranty Deed from Tennessee Avenue Development, LLC, a Tennessee limited liability company, (Grantor) to Joshua H. Crouch and Amanda M. Crouch, husband and wife (Grantees);

2. The Warranty Deed was recorded in Instrument No. 20170519-0049755, Register's Office for Davidson County, Tennessee.

3. The legal description in the Warranty Deed contained a scrivener's error in that Plat Book page number was incorrect:

> Land in Davidson County, Tennessee, being Lot No. 1316, Block 186 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 54, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The legal description should read as follows:

> Land in Davidson County, Tennessee, being Lot No. 1316, Block 186 on the Plan of No. 1 Plan of West Nashville of record in Plat Book **57**, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

4. The real property affected is known as: 5409B Tennessee Avenue, Nashville, TN 37209.

5. This Affidavit is being given in furtherance of identification and title to the real property.

FURTHER AFFIANT sayeth not.

Samuel F. Anderson

State of TENNESSEE
County of WILIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Samuel F. Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2017.

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3/25/18