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:T20170068147 AFFIDAVIT
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SCRIVENER'S AFFIDAVIT

WHEREAS, The Kennedy Corp., ("Grantor") conveyed to George E. Sherrill, Jr. and wife, Lillian W. Sherrill, ("Grantee") by a Warranty Deed recorded on the 14th day of December, 1961 in Deed Book 3314, Page 299, in the Register's Office for Davidson County, Tennessee, the property commonly known as 314 Lynn Dr., Nashville, TN 37211. George E. Sherrill, Jr. aka George E. Sherrill died on December 24, 2004. Lillian Theresa McDaniel is the devisee under the Will of George Everett Sherrill probated under Docket No. 17P980, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and of record in Instrument No. 20170710-0068859 and Order to Probate to Establish Muniment of Title of record in Instrument No. 20170710-0068858, said Register's Office.

WHEREAS the property conveyed was described as:

Being Lot No. 350 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, Page 131, Register's Office for said County.

Said Lot fronts 80 feet on the North side of Lynn Drive and runs back 153.7 feet on the West line and 154 feet on the East line to a dead line in the rear on which it measures 80 feet.

WHEREAS when the Will was recorded in Instrument No. 20170710-0068859, Register's Office for Davidson County, Tennessee, the Order to Probate to Establish Muniment of Title for Raymond R. Stevens, Jr. was inadvertently included in said Instrument No. 20170710-0068859, said Register's Office.

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 will be acting as the closing attorney in the transaction for the sale of the said property. I was made aware that the Order to Probate to Establish Muniment of Title for Raymond R. Stevens, Jr. was included in Instrument No. 20170710-0068859, said Register's Office and this was the result of a "scrivener's error" by the Affiant or a member of my staff and it was my not my intention for the Order to Probate to Establish Muniment of Title for Raymond R. Stevens, Jr. to be included in said Instrument No. 20170710-0068859, said Register's Office.

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 28 day of July, 2017.

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

Notary Public