BOX 36

THIS INSTRUMENT PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 30635 **AFFIDAVIT**
11/28/2017 01:13:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171128-0121301

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

WHEREAS, by Warranty Deed of record in Instrument No. 20171108-0115099 in the Register's Office for Davidson County, Tennessee, **WAJAHAT S. QURAISHI and SADAF QURAISHI** (**"Grantors"**), conveyed property therein described to **AH4R-TN 3, LLC,** a Delaware limited liability company (**"Grantee"**).

WHEREAS, some exceptions to title were not shown in the Warranty Deed, and that said Warranty Deed is hereby corrected to add the missing title exceptions inadvertently omitted from the Warranty Deed.

NOW, THEREFORE, comes Todd A. Bricker, Attorney at Law, a resident of Davidson County, Tennessee, hereinafter referred to as **"Affiant,"** being duly sworn according to law, states as follows:

THAT, Affiant did on November 7, 2017, prepare the above referenced Warranty Deed by and between the above parties but through error and inadvertence some title exceptions were not shown;

THAT Affiant makes this Affidavit solely for the purpose of including the title exceptions omitted in the Warranty Deed of record in Instrument No. 20171108-0115099 in the Register's Office for Davidson County, Tennessee, which was a scrivener's error rather than any expression of intent by the parties thereto, and the Warranty Deed is corrected by adding the following title exceptions:

24. Right of way of all roads and easements of the Nashville, Chattanooga & St. Louis Railway and spur tracks, if any, lying within the boundaries of the property, including but not limited to the following: Book 341, page 277, Book 350, page 371, Book 362, page 561, Book 513, page 396, all in the Register's Office for Davidson County, Tennessee.

25. A fifteen (15) foot public roadway running parallel with the railroad right of way in Book 1237, page 674, in the Register's Office for Davidson County, Tennessee.

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26. Permanent Easement Agreement of record in Instrument No. 20000707-0063325 in the Register's Office for Davidson County, Tennessee.

27. Easement granted to Nashville, Chattanooga & St. Louis Railway for right of way in the Chancery Court of Davidson County, Tennessee, Docket Nos. 25,062 and 26,939 (reference thereto appears in a deed of record in Book 840, page 540, in the Register's Office for Davidson County, Tennessee, and subsequent deeds.)

28. Agreement between Louisville and Nashville Railroad Company and Joe M. Rogers, of record in Book 5348, page 362, and assigned in Book 5902, page 469, in the Register's Office for Davidson County, Tennessee.

29. All easements noted in Deed of record in Book 10748, page 876, in the Register's Office for Davidson County, Tennessee.

30. Advertising space lease to Lamar Corporation of record in Book 4494, page 882, and in Book 6078, page 619, in the Register's Office for Davidson County, Tennessee.

31. Memorandum of Lease Agreement to National Advertising Company of record in Book 10023, page 638, in the Register's Office for Davidson County, Tennessee.

32. Quitclaim Deed to HOA of record in Instrument No. 20170130-0009317 in the Register's Office for Davidson County, Tennessee.

33. Subject to the rights of others in and to the common areas and/or elements.

It is expressly agreed that all other terms and provisions of said Warranty Deed shall remain in full force and effect.

Executed at office in Nashville, Tennessee, this the 27th day of November, 2017.

Todd A. Bricker, Affiant

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 Todd A. Bricker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RUBYE RAINEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES AUGUST, 27 2019

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