Prepared by: W.M. Flum as Trustee, P.O. Box 60957 Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

The Warranty Deed filed on November 13, 2017, with instrument number 20171113-0116517 included a Legal Description (Exhibit "B") with an incorrect Trustee Name (Mary M. Hallock). The correct Trustee name is W. M. Flum.

Attached is the corrected Legal Description, Exhibit "B".

To this I swear and affirm on December 7, 2017.

W. M. Flum as Trustee

W. M. Flum, Trustee

STATE OF TENNESSEE

DAVIDSON COUNTY

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named William Flum the bargainers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of December, 2017.

Com. Exp. 2/1/2021 Notary Public

Bill Garrett Davidson County
Batch# 35469 AFFIDAVIT
12/08/2017 01:07:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171208-0125537

PHILIP HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "B"
LEGAL DESCRIPTION

This Exhibit is part of that Warranty Deed dated the **11th** day of **November 2017**, by and between **T. La Fever** (hereinafter referred to as "Grantor"), and **1054 Due West Ave Trust, W. M. Flum, as Trustee**, a Land Trust (an executory trust): (hereinafter referred to as "Grantee").

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947.

Beginning at a point in the North margin of Due West Avenue at the corner of Lot Nos. 4 and 5; thence with the line between said lots northerly 529.63 feet to a point; thence easterly 100 feet to the corner of Lot Nos. 5 and 6; thecne with the line between said lots southerly 518.05 feet to the North margin of Due West Avenue; thence with the margin of the same westerly 100 feet to the beginning.

Being the same property conveyed to Arthur C. LaFever, Larry W. LaFever, and Tina L. LaFever by deed from Arthur C. LaFever, Executor of the Estate of Chester A. LaFever, Jr.,, of record in Instrument Number, 20121121-0107663 Register's Office for said County. Deed Reference 20150309002014l

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1054 New Due West Avenue, Madison, Davidson County, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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