THIS INSTRUMENT PREPARED BY:
Hardeman & Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
File # TC20161183

Bill Garrett Davidson County
Batch# 47301 AFFIDAVIT
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20180111-0004005

SCRIVENER'S AFFIDAVIT

WHEREAS, by Warranty Deed ("Warranty Deed"), the Grantor, **WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantor") conveyed to, Grantee, **SETH BILLINGS AND MEREDITH MCGINNIS (K/N/A MEREDITH BILLINGS), HUSBAND AND WIFE** ("Grantee") a certain tract of land by deed dated January 23, 2017 and filed of record on January 24, 2017, in Instrument No. 20170124-0007838, Register's Office for Davidson County, Tennessee, property commonly known as: 5914 B Maxon Avenue, Nashville, Tennessee 37211; and

WHEREAS a "scrivener's error" was made in the legal description;

NOW THEREFORE, John Gregory Hardeman, ("Affiant and Closing Agent") makes 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 above transaction. I have been made aware that a typographical error exists in the legal description and it should be corrected to read as follows:

Land in Davidson County, Tennessee, being Unit 2 of Homes on Maxon 1 and 2, 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 on Maxon Land 2, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160715-0073110, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes on Maxon Land 2, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160715-0073110, 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.

Being part of the same property conveyed by Quitclaim Deed from 5914 Maxon LLC, a Tennessee limited liability company to White Pines Building Group, LLC, a Tennessee limited liability company, as recorded on the 22nd day of July, 2016 in Instrument No. 20160722-0075975; part of Warranty Deed from Ryan C. Elliot, Sr. and wife, Lillian Elliot to 5914 Maxon, LLC, a Tennessee Limited Liability Company, as recorded on the 11th day of May, 2016 in Instrument No. 20160511-0046711 and part of Special Warranty Deed from Wachovia Bank of Delaware, National Association, formerly known as First Union National Bank of Delaware to Ryan C. Elliot, Sr. and wife, Lillian Elliot, as recorded on the 2nd day of October, 2003 in Instrument No. 20031002-0145372, in the Register's Office of Davidson County, Tennessee.

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.

Dated this 11th day of January 2018.



John Gregory Hardeman

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 **John Gregory Hardeman**, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of January, 2018.

Notary Public