This instrument prepared by:
J. Randall Hooper
Julie Cornell
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109 Westpark Drive, Suite 300
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 77272 AFFIDAVIT
04/09/2018 10:23:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180409-0033087

Record and return to:
Same as preparer

AFFIDAVIT OF SCRIVENER'S ERRORS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned, J. Randall Hooper, attorney for, and acting on behalf of James R. Creager and Mary Nell Creager, for purposes of correcting scrivener's errors as permitted by Tenn. Code Ann. § 66-24-101(a)(27) submits the following affidavit, stating under oath:

1. Through inadvertence, mistake, and error, the following instruments recorded in the Register of Deeds Office, Davidson County, Tennessee, contain one or more scrivener's errors within the legal description of the property conveyed. The property is Map/Parcel No. 149 08 0 020.00 (2622 Murfreesboro Pike, Nashville, Tennessee).

2. First Instrument. Instrument No.: Book 3920, page 933

Grantor:	W. C. Marks and wife, Margruette Martin Marks
Grantee:	James R. Creager and wife, Mary Nell Creager
Date of Instrument:	July 26, 1965
Date Recorded:	August 9, 1965

The legal description in the First Instrument contains an error in the dimensions of the property conveyed. The corrected legal description of the property conveyed in the First Instrument is:

Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being described according to a survey made by George W. Watkins, Surveyor, August 23, 1949, as follows:

BEGINNING at an iron pin in the northeasterly margin of Murfreesboro Pike, which pin is 552 feet northwesterly from the center line of Bell Lane; thence north 42° 49′ east 300 feet to a point; thence north 42° west 65 feet to a point in the south line of the Sanders Property; thence with Sanders' south line, south 42° 49′ west 300 feet to the margin of Murfreesboro Pike or Road; thence with the margin of the same, south 42° east 65 feet to the point of beginning.

Being part of the property conveyed to W. C. Marks and wife, Margruette Martin Marks, by deed from W. D. Martin and wife, Edna B. Martin, of record in Book 3506, page 564, Register's Office for Davidson County, Tennessee.

3. Second Instrument. Instrument No.: Book9517, page 446

Grantor:	James R. Creager and wife, Mary Nell Creager
Grantee:	James R. Creager and wife, Mary Nell Creager, Trustees under agreement dated November 8, 1994
Date of Instrument:	November 8, 1994
Date Recorded:	November 10, 1994

The legal description in the Second Instrument contains an error in the dimensions of the property conveyed. The corrected legal description of the property conveyed in the Second Instrument is:

Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being described according to a survey made by George W. Watkins, Surveyor, August 23, 1949, as follows:

BEGINNING at an iron pin in the northeasterly margin of Murfreesboro Pike, which pin is 552 feet northwesterly from the center line of Bell Lane; thence north 42° 49′ east 300 feet to a point; thence north 42° west 65 feet to a point in the south line of the Sanders Property; thence with Sanders' south line, south 42° 49′ west 300 feet to the margin of Murfreesboro Pike or Road; thence with the margin of the same, south 42° east 65 feet to the point of beginning.

Being the same property conveyed to James R. Creager and wife, Mary Nell Creager, by deed from W. C. Marks and wife, Margruette Martin Marks, of record in Book 3920, page 933, Register's Office for Davidson County, Tennessee.

4. Third Instrument. Instrument No.: 20101229-0103489

Grantor:	Mary Nell Creager, Trustee of the Creager Trust under agreement dated November 9, 1994
Grantee:	Creager Part A, LLC
Date of Instrument:	December 28, 2010
Date Recorded:	December 29, 2010

The Third Instrument contains an error in the date of the Creager Trust. The corrected date is November 8, 1994. The Fourth Instrument omits a reference that James R. Creager resigned as a trustee of the Creager Trust on November 23, 2010 and Mary Nell Creager was the sole trustee of the Creager Trust at the time of the conveyance. The legal description in the Third Instrument contains an error in the dimensions of the property conveyed. The corrected legal description of the property conveyed in the Third Instrument is:

Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being described according to a survey made by George W. Watkins, Surveyor, August 23, 1949, as follows:

BEGINNING at an iron pin in the northeasterly margin of Murfreesboro Pike, which pin is 552 feet northwesterly from the center line of Bell Lane; thence north 42° 49′ east 300 feet to a point; thence north 42° west 65 feet to a point in the south line of the Sanders Property; thence with Sanders' south line, south 42° 49′ west 300 feet to the margin of Murfreesboro Pike or Road; thence with the margin of the same, south 42° east 65 feet to the point of beginning.

Being the same property conveyed to James R. Creager and wife, Mary Nell Creager, Trustees U/A/D Nov 08 1994 by deed from James R. Creager and wife Mary Nell Creager, Individually, of record in Book 9517, page 446, Register's Office for Davidson County, Tennessee.

5. This affidavit is made and filed for record in the Davidson County Register of Deeds Office, State of Tennessee, in furtherance of identification and title of land by correcting errors and omissions contained in the instruments described herein.

6. Property tax bills should be mailed to Creager Part B, LLC, 2622 Murfreesboro Pike, Nashville, TN 37217.

J. Randall Hooper, Affiant

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, personally appeared J. Randall Hooper, known to me to be the person who executed the foregoing instrument and who, being first duly sworn by me, stated that the facts and matters stated therein are true according to the best of his knowledge and belief, and who acknowledged to me that he executed the same as his free act and deed for the purposes stated therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this 3rd day of April, 2018.

Notary Public
My Commission Expires: 9/7/2021

ALLISON THORBURN
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPT. 7, 2021
DAVIDSON COUNTY