Prepared By & Return To:
Creekside Title & Escrow, LLC
311 E. Main Street, Ste 5
Hendersonville, TN 37075

Bill Garrett Davidson County
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Fees: $12.00 Taxes: $0.00

20180510-0044911

Cross Reference
Instrument No. 201710200107837

State of Tennessee
County of Sumner

SCRIVENER'S AFFIDAVIT

Before me, the undersigned attesting officer, came **Dianne M Cathey** (the "Affiant"), who being sworn, duly deposes as follows:

1. Creekside Title & Escrow, LLC was the closing agent on the 20th day of April, 2018 involving the Grantor, Michael Copley Springer and the Grantee, Music City Holdings, LLC for a transaction regarding the property described below in Item 3 below and incorporated herein.

2. In conjunction with said closing, Creekside Title & Escrow, LLC prepared a Warranty Deed dated April 20th 2018, executed by Michael Copley Springer as grantor to Music City Holdings, LLC as grantee, and recorded at Instrument No. 20180426-0039405, Register's Office for Davidson County, Tennessee.

3. A scrivener's error was made in the legal description of said instrument whereas an incorrect Derivation was described in said Warranty Deed and therefore the legal description verbiage should be as follows:

Being the same property conveyed to Aaron Springer and wife, Helen C Springer By Warranty Deed from Lewis O. Davis and wife, Thelma Davis, of record in Book 5991, page 271, Register's Office for Davidson County, Tennessee, dated January 10, 1983 and recorded on January 11, 1983. The said Aaron Springer died on 1/2/85. The said Gladys Helen Copley Springer having since died on 4/25/02. The estate of Gladys Helen Copley Springer was filed in Docket No. 02P-1158, Probate Division, Circuit Court, Davidson County, TN. The said property vested in Michael Copley Springer, the only living child of Gladys Helen Copley Springer, and Affidavit of Inheritance of Real Estate in Instrument #20030520-0068915 and by Quitclaim Deed from Michael Copley Springer as Administrator of the Estate of Gladys Helen Copley Springer, deceased, individually and as the only child and heir at law of Gladys Helen Copley Springer, dated April 20, 2018, filed for r4ecord in Instrument #20180426-0039413, Register's Office, Davidson County, Tennessee.

4. The purpose of this affidavit is to put all parties on notice of the above-described error and to correct the same.

5. Affiant is aware that this Affidavit will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

Creekside Title & Escrow, LLC

By: _____
Dianne M Cathey

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Dianne M Cathey, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Closing Agent of Creekside Title & Escrow, LLC, with within named bargainor, a Limited Liability Company, and that he as such Closing Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand this the 8th day of May, 2018.

_____
Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expiration: 3/2/21