Scrivener's Affidavit of Recorded Warranty Deed

(of record in Instrument Number 20190715-0068565)

Comes now Concord Title, by and through its authorized agent, and states on oath:

1. That Concord Title prepared a certain Warranty Deed in which Greer Hubbard, was stated to be the Grantee;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument Number 20190715-0068565, on July 15, 2019;
3. That said Warranty Deed had the incorrect legal description;
4. That Concord Title is hereby with this instrument correcting said Warranty Deed to reflect the legal description attached hereto as "exhibit a";
5. That this affidavit is given to correct and explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Karen Johnson Davidson County
Batch# 325079 AFFIDAVIT
12/05/2019 09:26:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20191205-0125482

Concord Title

By: _____

Its: Attorney

Witness my hand this, 4th day of December, 2019.

State of Tennessee

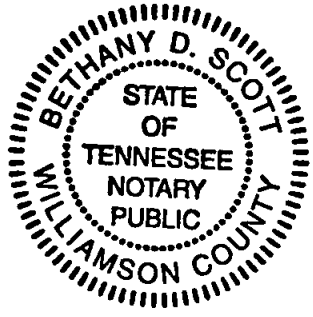
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that he is the Attorney of Concord Title and that he is authorized by Concord Title to execute this instrument on its behalf by her/himself as such Attorney.

Bethany D Scott

Notary Public

My commission expires: 3/7/22



This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

Exhibit A

Tract I
Land lying in the 9th Civil District of Davidson County, on the Hester Beasley Road near Linton, same being a portion of the 25 acre tract conveyed to Arlie H. Smith, Sr. and wife Mary Ann Smith, by installment Deed Dated January 10th, 1949, beginning at a sugar tree, the Northwest corner of the original tract of 96 - 23/100 acres. Same being Morton's and Baugh's corner, thence North 586 1/2 degrees East, 26.8 poles to a pile of stones, thence North 543 East four poles to a stake in branch With sycamore corners, in Archie Greer's line. Thence up said branch and with said Greer's Southwesterly boundary line, South 42 degrees, East 5.8 poles to a stake. Thence South 60 degrees East with branch and Archie Greer's line, nine poles to a stake in branch with a sweet gum corner, thence South 42 degrees West 12 poles more or less to an iron pin, with red oak, ash and cedar corners, thence South 86 4 degrees West 32 poles more or less to a leaning Sugar Tree in the Morton and Baugh line. thence North 5 degrees East, running with Morton and Baugh's line, 20 poles to the beginning at the sugar tree. Containing three acres be it more or less, by survey of H.S. Hutchison, April 2, 1949.

Tract II
Land lying in the 9th Civil District of Davidson County, Tennessee. Beginning at a Sassafras on the South side of a branch, also Ben F. Greer's corner; thence with said Ben F. Greer's line, North 85 degrees West 200 feet to a point; thence North 5 degrees East 305 feet to a stake in the branch; thence up said branch, South 46 degrees East 148 4 feet to a point, thence South 2 degrees East 181 4 feet to a point; thence South 32 degrees West 66 feet to the point of beginning and containing one acre, more or less. Surveyed by Lewis king, July 25, 1970.

Being the same property conveyed to Ben F. Greer, by deed from Sallie Morton, of record in book 4436, page 441, dated August 5, 1970, said Register's Office. He said Ben F. Greer having since died on April 21, 2001, devising subject property to Ronnelle Fitch Greer, Deborah Greer Quigley, Ben Michael Greer, Nancy Greer Rainey, Marjorie Greer Jones and Stanley Jasper Greer and Sandy Greer Sharp, his heirs at law. For further reference see affidavit of Heirship of record in instrument No. 20011203-0132170 and corrected in instrument no 20190422-0036176, said Register's Office. Ronnelle Fitch Greer further conveyed his interest to Ben Michael Greer, Nancy Greer Rainey and Marjorie Greer Jones, by quitclaim deed of record in instrument no. 20020311-0029843, dated March 2, 2002, said Register's office. Stanley Jasper Greer aka Stanley J. Greer was since adjudicated incompetent by order of the Seventh Circuit Court for Davidson County, Tennessee, case 18P-2087. By further order entered 4/3/2019, said court ratified the within sale and authorized Cathryn Armistead, conservator, to execute the within conveyance of his interest

Being the same property conveyed to Ben F. Greer and wife Frances Peach Greer, by Deed from Arlie H. Smith and wife, Mary Ann Smith, of record in Book 1729, page 9, dated April 5, 1949, said Register's Office. Being further conveyed to Ben F. Greer, by final decree from Frances Peach Greer, of record in book 4637, page 975, said Register's Office. The said Ben F. Greer having since died on April 21, 2001 devising subject property to Ronnelle Fitch Greer, Deborah Greer Quigley, Ben Michael Greer, Nancy Greer Rainey, Marjorie Greer Jones and Stanley jasper Greer and Sandy Greer sharp, his heirs at law. For further reference see affidavit of Heirship of record in instrument No. 20190422-0036176, said Register's Office, Ronnelle Fitch Greer further conveyed his interest to Ben Michael Greer, Nancy Greer Rainey and Marjorie Greer Jones, by quitclaim deed of record in instrument no. 20020311-0029843, dated march 2, 2002, said Register's Office. Stanley Jasper Greer aka Stanley J. Greer was since adjudicated incompetent by order of the seventh circuit court for Davidson County, Tennessee, case 18P-2087. By further order entered 4/9/2019, said court Ratified the within sale and authorized Cathryn Armistead, conservator, to execute the within conveyance of his interest.

Being the same property conveyed to C & C Residential Properties, Inc. by Warranty deed from Marjorie Greer Jones, Deborah Greer Quigley, Nancy Greer Rainey Ben Michael, Sandy Greer Sharp Sandy Greer Sharp aka Sandy Sharp and Cathryn Armistead, Convservator for Stanley J. Greer of record in Instrument No. 20190422-0036179 Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on April 22, 2019. (Value of consideration shown in aforementioned deed $71,500.00.)

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from C & C Residential Properties, Inc., a Texas corporation of record in Instrument Number 20190715-0068564, Register's Office for Davidson County, Tennessee dated July 11, 2019 and recorded on July 15, 2019.

Being also known as 9208 Hester Beasley Rd Nashville, Tennessee 37221.