ADDRESS NEW OWNERS and
SEND TAX BILLS:
ONTARIO, INC., a
Tennessee Corporation
863 Tennessee Ave. N.
Parsons, TN 38363

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

BILL GARRETT, Davidson County
Trans:T20100053622 DEEDWARRSP
Recvd: 08/27/10 15:00 3 pgs
Fees:18.00 Taxes:743.70
20100827-0068152

MAP PARCEL NUMBER:
34 - 2 - 95

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, U. S. BANK NATIONAL ASSOCIATION, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto ONTARIO, INC., a Tennessee Corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 1 on the Shoney's Pargos Subdivision of Record in Book 6900, Page 178, in the Office of the Register's Deed for Davidson County, Tennessee, being more particularly described as follows:
>
> Beginning at the northwest corner of intersection of Two Mile Parkway and Gleaves Street, thence with the northerly margin of Gleaves Street South 59 deg. 34' 27" West 376.39 feet to the true point of beginning.
>
> Thence continuing with northerly margin of Gleaves Street South 59 deg. 34' 27" West 160.00 feet to a point, thence leaving northerly margin of Gleaves Street North 30 deg. 47' 35" West 161.26 feet to a point, thence North 18 deg. 46' 26" West 171.10 feet to a point in the southerly margin of Glancy Street, thence with southerly margin of Glancy Street North 67 deg. 50' 54" East 241.46 feet to a point, thence leaving southerly margin of Glancy Street South 13 deg. 25' 06" East 124.63 feet to a point, thence South 60 deg. 33' 54" West 77.15 feet to a point, thence South 30 deg. 47' 35" East 176.24 feet to a point in the northerly margin of Gleaves Street, being the point of beginning.
>
> Being the same property conveyed to U. S. Bank National Association by Substitute Trustee's Deed of record in Instrument No. 20090528-0049221, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 108 Glancy Street (a/k/a 271 Gleaves Street), Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey it, and the same

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors, assigns and representatives, to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE, its successors and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the use of any gender shall be applicable to all genders. GRANTEE shall be responsible for all property taxes and homeowners association dues on said tract on parcel of land.

Witness my hand this 18 day of August, 2010.

U.S. BANK NATIONAL ASSOCIATION

BY: Stephanie D Taylor

TITLE: Assistant Vice President

STATE OF _____

COUNTY OF _____

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged his/her self to be _____ of U. S. BANK NATIONAL ASSOCIATION, the within named bargainer, a corporation, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by his/her self as _____.

Witness my hand and seal at office, this _____ day of August, 2010.

See attached

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $201,000.00.

Stephanie Michael Taylor

AFFIANT

Subscribed to and sworn before me, this the 25 day of August, 2010.

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 8/20/13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego

On August 18, 2010 (Date) before me, Elizabeth Phillips (Here Insert Name and Title of the Officer),
personally appeared Stephanie L. Taylor (Name(s) of Signer(s)), assistant vice president
of U.S. Bank National Association,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

ELIZABETH PHILLIPS
Commission # 1797450
Notary Public - California
San Diego County
My Comm. Expires May 5, 2012

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elizabeth Phillips (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: August 18, 2010 Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Stephanie L. Taylor
- ☐ Individual
- ☒ Corporate Officer — Title(s): Assistant Vice President
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing: U.S. Bank N.A.

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name:
- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827