After Recording Return to:
~~OLD REPUBLIC~~
~~Attn: KEVIN WOODSIDE~~
~~530 SOUTH MAIN ST STE 1031~~
~~AKRON, OH 44311~~
~~File No. 11118135~~

UST Global
345 Rouser Road
Suite 201
Moon Township, PA 15108

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Davidson County DEEDWARRSP
Recvd: 12/21/11 08:18 5 pgs
Fees:27.00 Taxes:0.00
20111221-0099491

Tax ID No.:
119 01 0 446.00

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 13 day of December, 2011, by and between DEAN JUDSON ABERNATHY, III, TRUSTEE AND GRETCHEN ELAINE ABERNATHY, TRUSTEE, HUSBAND AND WIFE, OF THE DEAN JUDSON ABERNATHY, III AND GRETCHEN ELAINE ABERNATHY REVOCABLE LIVING TRUST, of 315 VALERIA STREET, NASHVILLE, TN 37210-4919 hereinafter referred to as Grantor(s) and DEAN JUDSON ABERNATHY, III AND GRETCHEN ELAINE ABERNATHY, HUSBAND AND WIFE, AS JOINT TENANTS, of 315 VALERIA STREET, NASHVILLE, TN 37210-4919, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of 1.00 ($ONE AND XX/100) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, Tennessee:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER: 20111026-0083306, Recorded: 10/26/2011

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 119 01 0 446.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

DEAN JUDSON ABERNATHY, III, TRUSTEE

GRETCHEN ELAINE ABERNATHY, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson
Personally appeared before me, the undersigned notary public of the aforesaid County and State, DEAN JUDSON ABERNATHY, III, TRUSTEE, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 13th day of December, 2011.

Jami Gilbert
Notary Public Jan. 9, 2012
Commission expires: _____

JAMI E. GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF
Personally appeared before me, the undersigned notary public of the aforesaid County and State, GRETCHEN ELAINE ABERNATHY, TRUSTEE, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 13th day of Dec, 2011.

Jami Gilbert
Notary Public
Commission expires: Jan. 9, 2012

JAMI E. GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 13th day of December, 2011

Notary Public Jami Gilbert
Commission Expires Jan. 9, 2012

JAMI E. GILBERT
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

DEAN JUDSON ABERNATHY, III AND GRETCHEN ELAINE ABERNATHY
315 VALERIA STREET
NASHVILLE, TN 37210-4919

Name and address of property owner:

DEAN JUDSON ABERNATHY, III AND GRETCHEN ELAINE ABERNATHY
315 VALERIA STREET
NASHVILLE, TN 37210-4919

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE:

BEING LOT NO. 44 ON THE MAP OF OVERHILL CITY AND W.H. FOX SUBDIVISION OF BLOCKS 14, 15, 16, 20, 21, 29 AND 30, CUMBERLAND NURSERIES SUBDIVISION, OF RECORD IN BOOK 332, PAGE 21, REGISTERÂ€ï¿½S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TAX ID NO: 119 01 0 446.00

PROPERTY COMMONLY KNOWN AS: 315 VALERIA STREET, NASHVILLE, TN 37210-4919

11222568 QCD

True Copy Certification

I, NICK BAICH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Nick Baich
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, VIRGINIA MARIE LEMLEY, a notary public for this county and state, NICK BAICH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Virginia Marie Lemley
Notary's Signature

My Commission Expires: 3-2-2014
Notary' Seal (if on paper)

NOTARIAL SEAL
VIRGINIA MARIE LEMLEY
Notary Public
NORTH FAYETTE TWP., ALLEGHENY CNTY
My Commission Expires Mar 2, 2014