This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Universal LLC
612 Twin Oaks Court
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20130000392 DEEDWARRSP
Recvd: 01/02/13 14:44 3 pgs
Fees:18.00 Taxes:318.20
20130102-0000464

SEND TAX BILL:
Universal LLC
612 Twin Oaks Court
Nashville, TN 37211

MAP AND PARCEL:
11912000900

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,000.00.

For Universal LLC, Michael Tesfaluney
AFFIANT

Subscribed and sworn to before me this 31st day of December 2012.

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Donald Robertson, and Joyce E. Henderson, Danny W. Hoskins, Laura Marie Gassaway, Tonya Evangeline Beard and Aaron Matthew Hoskins Heirs to the Estate of Mildred F. Barnes,** pursuant to the Last Will and Testament of Mildred F. Barnes of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1629, has this day bargained and sold, and do hereby transfer and convey unto **Universal LLC, a Tennessee limited liability company,** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 on the plan of Battlewood Subdivision, Section One, of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Johnny W. Barnes and wife, Mildred F. Barnes by deed

from Eugene Pavatte and wife, Martha G. Pavatte of record in Book 1969, page 386, Register's Office for Davidson County, Tennessee. Johnny W. Barnes having died on August 31, 1987 vesting property in Mildred F Barnes as surviving spouse. Mildred F. Barnes a/k/a Mildred Anderson Barnes having died on September 9, 2012, testate, her Last Will and Testament being Petition to Open Probate in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 12P-1629. Her Will left all of her property, real, personal and mixed to ***Sheila D. Hoskins, Donald Robertson, and Joyce E. Henderson,*** *equal shares. Sheila D. Hoskins having died on September 23, 2012, leaving her one-third (1/3) undivided interest to her heir at law, her husband,* ***Danny W. Hoskins****, and her three (3) children,* ***Laura Marie Gassaway, Tonya Evangeline Beard and Aaron Matthew Hoskins.***

This property is subject to 2012 taxes, paid, prorated and assumed by the Grantees; all matters on the plan of record in Book 1835, page 31, Restriction of record in Book 3791, page 321, said Register's Office. Subject to parties in possession. The rights and claims against the Estate of Mildred F Barnes.

THIS PROPERTY IS SOLD AS IS.

This is improved property known 19 E Thompson Lane, Nashville, TN 37211.

And now **Donald Robertson, and Joyce E. Henderson, Danny W. Hoskins, Laura Marie Gassaway, Tonya Evangeline Beard and Aaron Matthew Hoskins Heirs to the Estate of Mildred F. Barnes,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Universal LLC, a Tennessee limited liability company,** its successors and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of December -, 2012.

Heirs to the Estate of Mildred F. Barnes

Donald Robertson

Joyce E. Henderson

Joyce E. Henderson

Danny W. Hoskins

Laura Marie Gassaway by Danny W. Hoskins POA

Laura Marie Gassaway, by Danny W. Hoskins
Attorney-in-Fact

Tonya Evangeline Beard by Danny W. Hoskins POA

Tonya Evangeline Beard, by Danny W. Hoskins
Attorney-in-Fact

Aaron Matthew Hoskins

Aaron Matthew Hoskins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Donald Robertson, and Joyce E. Henderson, Danny W. Hoskins, and Aaron Matthew Hoskins Heirs to the Estate of Mildred F. Barnes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as such Heir and the bargainors, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 31st day of December, 2012.

A B Waddell

NOTARY PUBLIC

A. B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Danny W. Hoskins, Attorney-in-Fact on behalf of Laura Marie Gassaway and Tonya Evangeline Beard Heirs to the Estate of Mildred F. Barnes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as such Attorney-ion-Fact on behalf of said Heir and the bargainors, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 31st day of December, 2012.

A B Waddell

NOTARY PUBLIC

A. B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15