After Recording Return to:
ENTITLE INSURANCE COMPANY
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2012-59147

Davidson County DEEDQC
Recvd: 03/11/13 15:10 5 pgs
Fees:27.00 Taxes:0.00
20130311-0024142

This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 126160A43900CO

553161

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 28 day of Feb, 2013, by and between ANDREW P. TRABUCCO, A MARRIED MAN AND HEATHER L. TRABUCCO, A MARRIED WOMAN, WHO TOOK TITLE AS HUSBAND AND WIFE, of 1460 BENDING RIVER DRIVE, NASHVILLE, TN 37221, hereinafter referred to as Grantor(s) and ANDREW P. TRABUCCO, a MARRIED MAN, of 1460 BENDING RIVER DRIVE, NASHVILLE, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 1460 BENDING RIVER DRIVE, NASHVILLE, TN 37221
Property Tax ID No.: 126160A43900CO
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20100326-0022771, Recorded: 03/26/2010

And that said conveyance does not render the Grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Assessor's parcel No. 126160A43900CO

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

ANDREW P. TRABUCCO

HEATHER L. TRABUCCO

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Andrew P. Trabucco, 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 28 day of February 2013

Notary Public
My Commission expires: 12/06/16

Ann Stathos Donnell
State of Tennessee
Notary Public
Davidson County

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Heather L. Trabucco, 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 1st day of March, 2013

Dana McCabe
Notary Public
My Commission expires: 5/24/2016

DANA MCCABE
Notary Public - State of New York
NO. 01MC6110283
Qualified in Queens County
My Commission Expires May 24, 2016

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 28 day of Feb, 2013

Notary Public
Commission Expires 12/04/16

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

ANDREW P. TRABUCCO
1460 BENDING RIVER DRIVE
NASHVILLE, TN 37221

Name and address of property owner:

ANDREW P. TRABUCCO
1460 BENDING RIVER DRIVE
NASHVILLE, TN 37221

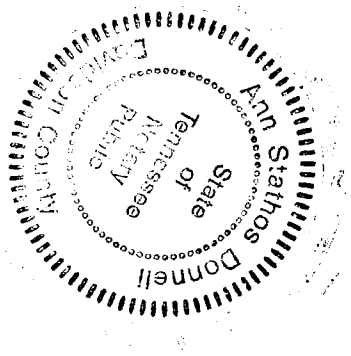


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED PREMISES, TO WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 601 ON THE PLAN OF PARKVIEW AT RIVERWALK, PHASE 1, A CLUSTER LOT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20050215-0016985, REGISTER'S OFFICE FOR DAVIDSON COUNTY; TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANDREW P. TRABUCCO AND WIFE HEATHER L. TRABUCCO FROM JIMMY W. WOODALL, JR. AND WIFE, MICHELLE M. WOODALL BY DEED DATED 17-FEB-2010 AND RECORDED ON 26-MAR-2010 IN DOCUMENT NO. 20100326-002271 IN THE COUNTY RECORDER'S OFFICE OF DAVIDSON COUNTY, TN.

PARCEL ID NUMBER: 126160A43900CO

PROPERTY COMMONLY KNOWN AS: 1460 BENDING RIVER DRIVE, NASHVILLE, TN 37221

True Copy Certification

I, Cathy Manges, 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.

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, [Nicole M Yonlisky], a notary public for this county of Allegheny and state of Pennsylvania, [Cathy Manges] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 5.14.2014
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole M. Yonlisky, Notary Public
Chippewa Twp., Beaver County
My Commission Expires May 14, 2014
Member, Pennsylvania Association of Notaries