After Recording Return to:
AARON SANDBERG
4047 MILLS ROAD
HERMITAGE, TN 37076
File No. 01-12151723-01T

UST Global
345 Rouser Road
Suite 201 Building 5
Moon Township, PA 15108

ORT

Davidson County DEEDQC
Recvd: 05/09/13 11:59 7 pgs
Fees:37.00 Taxes:0.00
20130509-0047033

This document prepared by:

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

Tax ID No.:
097 00 0 065.01

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 7th day of FEBRUARY 2013, by and between AARON SANDBERG, AN UNMARRIED MAN AND AMANDA SANDBERG AKA AMANDA K SANDBERG, AN UNMARRIED WOMAN, WHO TOOK TITLE AS HUSBAND AND WIFE, a mailing address of 4047 MILLS ROAD, HERMITAGE, TN 37076 hereinafter referred to as Grantor(s) and AARON SANDBERG, AN UNMARRIED MAN, a mailing address of 4047 MILLS ROAD, HERMITAGE, TN 37076, 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: 4047 MILLS ROAD, HERMITAGE, TN 37076
Property Tax ID No.: 097 00 0 065.01
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20041122-0139748, Recorded: 11/22/2004

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

Assessor's parcel No. 097 00 0 065.01

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

~~AARON SANDBERG~~

Amanda K. Sandberg

AMANDA SANDBERG

STATE OF
COUNTY OF

Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, 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 _____ day of _____, _____.

_____
Notary Public
Commission expires: _____

STATE OF
COUNTY OF

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Amanda K. Sandberg, 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 7th day of February 2013

Notary Public
Commission expires: 12-26-2016

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 is $ 0.

Amanda K Sandberg
Affiant

Subscribed and sworn to before me this 1st day of Feb., 2013

Emma N. Thompson
Notary Public
Commission Expires 12-26-2016

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

AARON SANDBERG
4047 MILLS ROAD
HERMITAGE, TN 37076

Name and address of property owner:

AARON SANDBERG
4047 MILLS ROAD
HERMITAGE, TN 37076

Assessor's parcel No. 097 00 0 065.01

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

AARON SANDBERG

~~AMANDA SANDBERG~~

STATE OF TX
COUNTY OF DALLAS

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Aaron Sandberg, 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 19th day of February 2013

Kimberly M. Hannan
Notary Public
Commission expires: 5/11/16

KIMBERLY M HANNAN
My Commission Expires
May 11, 2016

STATE OF
COUNTY OF

Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, 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 _____ day of _____, _____.

_____
Notary Public
Commission expires: _____

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 is $ 116,000.00

Affiant

Subscribed and sworn to before me this 19th day of February 2013

Notary Public
Commission Expires 5/11/16

KIMBERLY M HANNAN
My Commission Expires
May 11, 2016

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

AARON SANDBERG
4047 MILLS ROAD
HERMITAGE, TN 37076

Name and address of property owner:

AARON SANDBERG
4047 MILLS ROAD
HERMITAGE, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY FROM JOHN KOHL, DATED JUNE 7, 1988, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF MILL ROAD AT THE SOUTHWEST CORNER OF THE BENNIE HILTON TRACT; THENCE, IN AN EASTERLY DIRECTION 294 FEET TO A POINT; THENCE, SOUTHERLY, 180 FEET TO A POINT; THENCE, WESTERLY, 294 FEET TO A POINT IN THE CENTER LINE OF MILL ROAD; THENCE, FOLLOWING SAID CENTER LINE 180 FEET IN A NORTHERLY DIRECTION TO THE POINT OF BEGINNING, ALSO DESCRIBED BY DEEDS OF RECORD IN BOOK 3796, PAGE 918, AND BOOK 4889, PAGE 244, SAID REGISTER'S OFFICE.

TAX ID NO: 097 00 0 065.01

PROPERTY COMMONLY KNOWN AS: 4047 MILLS ROAD, HERMITAGE, TN 37076

I, Drew Sturniolo, do hereby make oath that I am 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, Melissa Plagman, a notary public for this county and state, Drew Sturniolo, 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: 5-19-2015

Notary's Seal:

NOTARIAL SEAL
MELISSA PLAGMAN
Notary Public
CORAOPOLIS BOROUGH, ALLEGHENY COUNTY
My Commission Expires May 19, 2015