This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20130092788 DEEDWARRSP
Recvd: 10/30/13 09:16 4 pgs
Fees:23.00 Taxes:166.50
20131030-0112518

File #25514-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Ae K. Son and Stacy Strohauer Son, Co-Trustees of the Irrevocable Trust Agreement No. 1 of Chang W. Son U/A/D December 11, 1992 1112 Grandview Drive Nashville, Tennessee 37204	Same	Map 119-09-0 Parcel 191-00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, FIFTH THIRD BANK, an Ohio banking corporation, Successor by Merger with FIFTH THIRD BANK, N.A., a National Association, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and convey unto AE K. SON and STACY STROHAUER SON, CO-TRUSTEES OF THE IRREVOCABLE TRUST AGREEMENT NO. 1 OF CHANG W. SON U/A/D DECEMBER 11, 1992, hereinafter referred to as the Grantees, their heirs, successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 22 and the southerly 37 feet of Lot No. 21 on the Map of Parkway Subdivision as of record in Book 974, Page 62, Register's Office for said County, described as follows:

SAID Lot and part of said Lot adjoin and front together 87 feet on the easterly side of Foster Avenue, formerly Akin Avenue, as now widened and located and run back between lines 162 feet more or less on the South line of Lot No. 22 and 167.1 feet more or less on the North line of said part of Lot No. 21 to a dead line in the rear measuring 87 feet thereon.

BEING the same property conveyed to Fifth Third Bank, an Ohio Banking Corporation, Successor by Merger with Fifth Third Bank, N.A., a National Association, by Substitute Trustee's Deed dated June 17, 2013 from Robert J. Solomon, Successor Trustee, of record in Instrument No. 20130712-0072127, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 2814 Foster Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 24 day of October, 2013.

FIFTH THIRD BANK, an Ohio banking corporation

By: _____
Name: Terry Osborne
Its: Vice President

STATE OF Kentucky]
COUNTY OF Boone]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry Osborne with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the VP of FIFTH THIRD BANK, an Ohio banking corporation, the within-named bargainor, and that he/she as such VP being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as VP.

WITNESS my hand, at office, this 24 day of October, 2013.

_____
Notary Public
My Commission Expires: 2/2/17

COMMONWEALTH OF KENTUCKY
UNITED WE STAND

ELIZABETH RALEIGH
Notary Public, Kentucky
State At Large
My Commission Expires
February 2, 2017
Notary ID # 482079

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 24 day of October, 2013.

FIFTH THIRD BANK, an Ohio banking corporation

By: _____
Name: Donald Lehmkuhl
Its: Senior Vice President

STATE OF Kentucky]
COUNTY OF Boone]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald Lehmkuhl with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the SVP of FIFTH THIRD BANK, an Ohio banking corporation, the within-named bargainor, and that he/she as such SVP being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as SVP.

WITNESS my hand, at office, this 24 day of October, 2013.

_____
Notary Public
My Commission Expires: 2/2/17

COMMONWEALTH OF KENTUCKY
UNITED WE STAND

ELIZABETH RALEIGH
Notary Public, Kentucky
State At Large
My Commission Expires
February 2, 2017
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STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me this
24 day of October, 2013.

Notary Public
My Commission Expires: 2/2/17

COMMONWEALTH OF KENTUCKY
UNITED WE STAND
DIVIDED WE FALL

ELIZABETH RALEIGH
Notary Public, Kentucky
State At Large
My Commission Expires
February 2, 2017
Notary ID # 482079

EXHIBIT A
PERMITTED ENCUMBRANCES

(a) Taxes for the year 2014 and subsequent years, a lien, but not yet due and payable. Map/Parcel No. 119-09-0/191-00.

(b) All matters shown on the Plan of record in Book 974, Page 62, Register's Office for Davidson County, Tennessee.