This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

Davidson County DEEDWARR
Recvd: 02/18/09 13:45 3 pgs
Fees:18.00 Taxes:251.60
20090218-0013768

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO: New Owner

Brandon McDonald
3413 John Malletta Dr.
Nashville TN 37208

****

PROPERTY ADDRESS:

919 Hammack Drive, Nashville, Tennessee 37214

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MAP PARCEL NUMBERS: 108.16-0-342.00

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FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto **Brandon McDonald** ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 919 Hammack Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2009, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Assistant Secretary on this the 6th day of February, 2009.

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) the Secretary of Veterans Affairs does not seek to exercise Exclusive jurisdiction over the within described property.

Grantor: Secretary of Veterans Affairs, an Officer of the United States of America

By: Fadarryl Lundy

Its: Fadarryl Lundy, Assistant Secretary
Countrywide Pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f)

STATE OF Texas

COUNTY OF Collin

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Fadarryl Lundy pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

Witness my hand and seal at Office in Richardson, Texas, this 6th day of February, 2009.

PARMER
Public
TEXAS
Jul. 07, 2012

Notary Public

My Commission Expires: _____

****

STATE OF Texas

COUNTY OF Collin

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $$68,000.00.

Judith Casey — **Affiant**

Subscribed and sworn to before me this the 6th day of February, 2009

PARMER
Public
TEXAS
Jul. 07, 2012

Notary Public

My Commission Expires: _____

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 170-B, on the Plan of Zone Lot Division of Lots 164-171, PERCY PRIEST WOODS, Section Four, of record in Plat Book 6250, Page 901, Amended Plat Book 6250, Page 356, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns by Trustee's Deed dated March 12, 2008 of record as Instrument No. 20080320-0028004, in the Register's Office for Montgomery County, Tennessee.

Last Warranty Deed of record to Keith W. Pullen, dated July 24, 1998, of record in Book 11036, Page 286, in the Register's Office for Montgomery County, Tennessee.

Parcel No. 18.16-0-342.00

Commonly known as: 919 Hammack Drive, Nashville, Tennessee 37214.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223