After Recording Return To:
Wagon Wheel Title
202 S 11th St
Nashville, TN 37206

Map & Parcel:
072-02; 92

This Instrument Prepared under the supervision of:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

SPECIAL WARRANTY DEED

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
(the property being conveyed herein was foreclosure property)

Property Owner:
ZACHERY MOSAYEBI
1133 McCHESNEY AVE
NASHVILLE, TN 37216

BILL GARRETT, Davidson County
Trans:T20110002789 DEEDWARRSP
Recvd: 01/13/11 15:44 3 pgs
Fees:18.00 Taxes:277.50
20110113-0003789

Send Tax Bills To:
Zachery Mosayebi
Lindsay Hoffman
1133 McCHESNEY AVE
NASHVILLE, TN 37216

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 12th day of January, 2011, between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, with a business address of Department of Veterans Affairs, Washington, DC 20420 ("**GRANTOR**"), and ZACHERY MOSAYEBI, an unmarried man and LINDSAY HOFFMAN, an unmarried woman , residing at 1133 McCHESNEY AVE NASHVILLE, TN 37216 ("**GRANTEE**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises of real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF E.B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGE 640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY TRUSTEE'S DEED DATED SEPTEMBER 29, 2010 AND

RECORDED AS DOCUMENT NUMBER 201010050079398, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 3703 Baxter Avenue, Nashville, Tennessee 37216

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee. Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Signature Page Follows

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America,

By: _____
Rocio Iniguez Fellows, Assistant Secretary
Printed Name **Title**
The Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

STATE OF Texas } **COUNTY OF** Collin }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 12th day of January, 2011, the undersigned authority, personally appeared Rocio Iniguez Fellows, who is the Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) acting on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she executed the same as their free act and deed on behalf of said Secretary.

LIZETH GARCIA
My Commission Expires
July 15, 2012

_____
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $75,000.00.

_____
Affiant
Rocio Iniguez Fellows, Assistant Secretary

Subscribed and sworn to before me this 12th day of January, 2011.

_____
NOTARY PUBLIC

LIZETH GARCIA
My Commission Expires
July 15, 2012

My Commission Expires:_____

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**