BILL GARRETT, Davidson County
Trans:T20110003924 DEEDWARRSP
Recvd: 01/20/11 08:17 2 pgs
Fees:12.00 Taxes:0.00
20110120-0005338

(Love, Jess F10-2822)
This instrument prepared by:
J. PHILLIP JONES
1800 HAYES ST.
NASHVILLE, TN 37203
PARCEL ID# 093 06 0A 291.00
301 Demonbreun St.
Unit 1815
Nashville, TN 37201

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF VETERANS AFFAIRS
ATLANTA VA REGIONAL LOAN CENTER
P.O BOX 100023
DECATUR, GA 30031

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **JESS W. LOVE, JR. AND WIFE BARBARA LOVE,** (hereinafter referred to as "Grantor"), does hereby transfer and convey unto **SECRETARY OF VETERANS AFFAIRS** ("Grantee"), and to their successor and assigns, certain real estate known as **301 DEMONBREUN ST., UNIT 1815, NASHVILLE, TN 37201,** located in **DAVIDSON** County, Tennessee; and being more particularly described as follows:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

A CONDOMINIUM COMPRISED OF:

A CERTAIN CONDOMINIUM APARTMENT IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, KNOWN AS UNIT NO. 1815 OF THE HORIZONTAL PROPERTY REGIME OF ENCORE, A RESIDENTIAL CONDOMINIUM PURSUANT TO MASTER DEED FOR ENCORE, A RESIDENTIAL CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20080225-0018429 AND MASTER DEED FOR ENCORE, A MASTER CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20080225-0018425, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JESS W. LOVE, JR. AND WIFE, BARBARA LOVE BY DEED DATED DECEMBER 5, 2008 OF RECORD IN INSTRUMENT NO. 20081211-0119475, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 301 DEMONBREUN STREET, UNIT 1815, NASHVILLE, TN 37201.

PARCEL ID# 093 06 0A 291.00

TO HAVE AND HOLD said real estate with all its appurtenances, to the said Grantee, their heirs and assigns forever.
Grantor hereby **WARRANTS** that (a) Grantor is seized of the premises herein conveyed in fee simple; (b) subject to reservations, exceptions, easements and restrictions of record, all existing public utilities and roadways, and all existing encroachments ways and servitudes, howsoever created, determinable by a property survey or by and inspection thereof, the premises herein conveyed are free from encumbrances; (c) Grantor will forever defend the here conveyed premise unto Grantee against claims of or by Grantor and all persons lawfully claiming or to claim the same or any part thereof by through or under Grantor but not, otherwise (d) Grantor will execute such other and further assurance of the same as may be required.

THE GRANTOR further warrants that, as of the date of execution of this instrument, they do not own any other property subject to a mortgage held by **CITIMORTGAGE, INC. AND/OR SECRETARY OF VETERANS AFFAIRS**, and further that they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

IN WITNESS WHEREOF the Grantor has executed this instrument this 21st day of Dec. 2010.

X: Jess W Love, Jr.
JESS W. LOVE, JR.

x Barbara Love
BARBARA LOVE

STATE OF **TENNESSEE**
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JESS W. LOVE, JR. AND WIFE BARBARA LOVE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS, my hand and Official Seal at office this 21st Day of December, 2010.

Dawn M.E McMahon
Notary Public

My commission expires: OCT. 21, 2013

AFFIX SEAL

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

STATE OF **TENNESSEE**
COUNTY **OF** Davidson

The actual consideration or value, whichever is greater for this transfer is $ **286,299.50**
SECRETARY OF VETERANS AFFAIRS IS A TAX EXEMPT AGENCY

Sarah Parker
Affiant

Subscribed and sworn to before me, this the 21st day of December, 2010.

Dawn M.E McMahon
Notary Public

My Commission Expires: OCT. 21, 2013

AFFIX SEAL

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

RETURN TO:
J. PHILLIP JONES
1800 HAYES ST.
NASHVILLE, TN 37203