BILL GARRETT, Davidson County
Trans:T20110037952 DEEDWARRSP
Recvd: 06/24/11 12:05 4 pgs
Fees:23.00 Taxes:225.33
20110624-0048582

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNA-110500022S
615.503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Chad Tarter	SEND TAX BILL TO: Chad Tarter	MAP/PARCEL NUMBERS: 091070117.00
(Name) 9655 Brass Valley Dr.	(Name) 9655 Brass Valley Dr.	
(Address) Brentwood, TN 37027	(Address) Brentwood, TN 37027	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Secretary Of Veterans Affairs, an Officer of the United States of America, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Chad Tarter, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 5305 Tennessee Ave, Nashville, TN, 37209, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 05/20/11 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

The Secretary of Veterans Affairs, an Officer of The United States of America

By the Secretary's duly authorized property management contractor, Countrywide Home Loans Servicing, LP, nka BAC Home Loans Servicing LP, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

Cindy Ton, Assistant Secretary
Printed Name and Title

State of Texas
County of Collin

On this date, before me, personally appeared Cindy Ton, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4345(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 official seal, at office in Texas, this 5/20/11.

Notary Public
My Commission Expires: _____

PENNIE CLAYTON
My Commission Expires
February 29, 2012

State of Texas
County of Collin

The actual consideration or value, whichever is greater, for this transfer is $ 60,900

Affiant Alecia Bryant Assistant Secretary

Subscribed and sworn to before me this 5-20-11

Notary Public

My Commission Expires: _____

PENNIE CLAYTON
My Commission Expires
February 29, 2012

TN_REO_SWD_CWDEVA.rdw
AH - CM7 LD 01/17/2010 rev.

EXHIBIT "A"

Land situated in Davidson County, Tennessee, further described as follows, to-wit:

Being the Westerly 5 feet of Lot Number 1206, all of Lot No. 1208 and the Easterly 10 feet of Lot Number 1210, of Block 187 Plan Number 1 West Nashville, as of record in Plat Book 57, page 74, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot Number 1208 and part of Lots 1206 and 1210 adjoin and front together 40 feet on the Southerly side of Tennessee Avenue and runs back between parallel lines 150 feet to an alley.

Being the same real estate conveyed to Secretary of Veterans Affairs in Inst. 20100624-0049446 on 6-24-2010.

RE: 5305 Tennessee Ave, Nashville, TN 37209

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 5305 Tennessee Ave, Nashville, TN 37209