Recording requested by:
Signature Title Services, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

and when recorded, please return this deed and tax statements to:
Signature Title Services, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20120050972 DEEDWARRSP
Recvd: 07/11/12 12:23 3 pgs
Fees:18.00 Taxes:188.70
20120711-0060861

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SPECIAL WARRANTY DEED

This Indenture, made on the 1st day of June, 2012 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, and Westwood Communities, Inc., whose address is 1160 S Gallatin Pike #8000, Madison, TN 37115, hereinafter referred to as Grantee.

New Owner

FOR A VALUABLE CONSIDERATION, in the amount of FIFTY ONE THOUSAND AND 00/100 DOLLARS ($51,000.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, hereby CONVEYS and SPECIALLY WARRANTS to Grantee, all right, title, interest and claim to the following real property in the City of Madison, County of Said, State of Tennessee with the following legal description:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67, ON THE PLAT OF MADISON PARK, SECTION III, OF RECORD IN BOOK 3500, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

More commonly known as: 517 ROOSEVELT AVE, MADISON, TN 37115

Tax/Parcel Identification: 043-08-0195.00

Tax Exemption: T.C. Section 67-4-409 (f) (a) United States is Grantor.

License number and address of surveyor who prepared the boundary survey from which the above description was prepared (if applicable): License # _____; Address _____

Prior deed reference (if applicable): Book _____, Page _____, Doc. #, of the* Davidson *County Recorder, in the State of Tennessee.*

*Instrument No. 20120305-0019030

AND I WARRANT the title against all persons claiming under me.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every

person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

EXECUTED this day of June 1, 2012

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

By the Secretary's duly authorized property management contractor, Bank of America N.A.,
successor by merger to BAC Home Loans, Servicing LP,
FKA Countrywide Home Loans Servicing LP,

Pursuant to a delegation of Authority found at 38 C.F.R. § 36.4345(f)

Date: 06/01/2012

Signature: _____

Printed Name: Eric Sims, Asst VP

Signed in our presence:

_____
(Witness Signature)

Print Name: Amy Bell

_____
(Witness Signature)

Print Name: Anibal Rivera

State of Texas

} ss.

County of Collin

Notary Acknowledgment:

On this date, before me personally appeared Eric Sims, Asst VP, 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.
In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 1st day of June, 2012.

Notary Public
Maria E Castillo
My term expires: 04/11/16

MARIA E CASTILLO
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-11-16

This instrument was prepared by:
Alivia Kassab Arabo, Esq
The Law Offices of Kassab Arabo, PLLC
6775 Daly Road, Suite 104
West Bloomfield, MI 48322

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $51,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2012

Notary Public

My commission expires

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE