After Recording Return To:
Perrone & Young, Attorneys At Law
109 Westpark Drive, Suite 330
Brentwood, TN 37027

Map & Parcel:
133-02-0-025

This Instrument Prepared under the supervision of:
Nancy Webber, Esquire
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:
Andrew J. Flanigan
Katherine A. Flanigan
~~257 Sunrise Avenue~~ 6040 Woodland Hills Dr.
~~Nashville, TN 37211~~ Nashville, TN 37211

Send Tax Bills To:
Property Owner

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

THIS INDENTURE, made this 20th day of December, 2012, between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420 ("**GRANTOR**"), and ANDREW J. FLANIGAN and KATHERINE A. FLANIGAN, husband and wife, with a mailing address of ~~257 Sunrise Avenue, Nashville, TN 37211~~ 6040 Woodland Hills Dr., Nashville, TN 37211 ("**GRANTEES**").

WITNESSETH

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

Situated in the Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 13, AS SHOWN ON THE MAP ENTITLED THE WILLIAM LEE SUBDIVISION OF ROTH PROPERTY, OF RECORD AS PLAT BOOK 1130, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BILL GARRETT, Davidson County
Trans:T20130003057 DEEDWARRSP
Recvd: 01/11/13 09:16 3 pgs
Fees:18.00 Taxes:190.55
20130111-0003593

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED 10/04/2012 AS INSTRUMENT NO. 20121004-0090836, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 257 Sunrise Avenue, Nashville, TN 37211

The above description is the same as the previous deed of record, no boundary survey having been 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 Grantees 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 Grantees.

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 Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

Signature page to follow.

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

Recording state does not require witnesses.

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

By: _____

Sheritta Moore, AVP

Printed Name **Title**

By the Secretary's duly authorized property Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

STATE OF Texas

Denton **COUNTY**

ACKNOWLEDGED AND EXECUTED BEFORE ME on this date, before me personally appeared Sheritta Moore, 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/she 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 20th day of Dec, 20 12.

LISA G. KELLEY
Notary Public, State of Texas
My Commission Expires
July 26, 2016

_____
NOTARY ~~PUBLIC~~ My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 51,500.00.

_____
Affiant

Subscribed and sworn to before me this 20th day of Dec, 20 12

LISA G. KELLEY
Notary Public, State of Texas
My Commission Expires
July 26, 2016

_____
NOTARY ~~PUBLIC~~ My Commission Expires:

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.