2ab

After Recording Return To:
Belle Meade Title and Escrow
109 Kenner Avenue, Suite 201
Nashville, TN 37205

MAP & PARCEL:
107-14-0-0027.00

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:
Morgan I. Karr
Price A. Karr
5633 Charlotte Pike, S-201
Nashville, TN 37209

Send Tax Bills To:
Property Owner

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

THIS INDENTURE, made this 21st day of December, 20__, 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 MORGAN I. KARR a single/married/unmarried person and PRICE A. KARR, a single/married/unmarried person with a mailing address of 905 Kirby Drive, Nashville, TN 37217, ("**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 372, ADDITION NUMBER 5, MIRO MEADOWS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2330, PAGE 66, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BILL GARRETT, Davidson County
Trans:T20130006240 DEEDWARRSP
Recvd: 01/23/13 10:56 3 pgs
Fees:18.00 Taxes:157.25
20130123-0007375

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED 05/09/2012 AS INSTRUMENT NO. 20120509-0040042, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 905 Kirby Drive, Nashville, TN 37217

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 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 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: _____

Diana Hawley 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 Diana Hawley 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 27th day of December, 20 12.

WILLIAM CHRISTOPHER GARY
Notary Public, State of Texas
My Commission Expires
September 16, 2014

NOTARY PUBLIC My Commission Expires:

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 92,500.

Affiant

Subscribed and sworn to before me this 4th day of January, 2013

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires:

My Commission Expires: MAY 8, 2013

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.