**THIS INSTRUMENT PREPARED BY:**
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

| Davidson County | DEEDWARRSP |
|---|---|
| Recvd: 02/05/13 12:49 | 3 pgs |
| Fees:18.00 Taxes:222.00 | |
| **20130205-0011929** | |

**Address New Owner(s)**
John Williams & Gail Hunter
1035 North Dupont
Madison, Tn 37115

**Send Tax Bills To:**
SAME

**Map & Parcel No.:**
053-13-0-161.00

# 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)***

**FOR AND IN CONSIDERATION** of the sum of $10.00, paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The Secretary of Veterans Affairs,** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **John Williams and Gail Hunter**, (herein referred to as "Grantees"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

**Being Lot No. 29-B on the plan of Zone Lot Division Lot 29, Phase 1, Kimbolton, of record in Book 6900, pages 276-278, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Secretary of Veterans Affairs, by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, on October 15, 2012, of record in Instrument Number 20121022-0096457, Register's Office for Davidson County, Tennessee.**

**Improved property commonly known 615 Brentmeadow Circle, Madison, Tn 37115.**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2013** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 31st day of January, **2013.**

GRANTOR:

**The Secretary of Veterans Affairs**
An Officer of the United States of America

**By:** Ashley Brent

**Title:** AVP

*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

COUNTY OF Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME on this date, before me personally appeared Ashley Brent, 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 31st day of January, 2013

NOTARY PUBLIC

NEONESHIA STOVALL
Notary Public, State of Texas
My Commission Expires
April 07, 2015

My Commission Expires:

4/7/2015

STATE OF TN )

COUNTY OF Davidson )

The actual consideration for this transfer is **$60,000.00**

LeAnn Maloney
AFFIANT

Subscribed and sworn to before me, this 31st day of JAN, **2013.**

NOTARY PUBLIC

My Commission Expires:
1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE