After Recording Return to:
EPIC REAL ESTATE SOLUTIONS, INC.
2000 CLIFF MANOR ROAD SUITE 500
PITTSBURGH, PA 15275
File No. 3533248VT

This document prepared by:

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BILL GARRETT, Davidson County
Trans:T20130010693 DEEDWARRSP
Recvd: 02/07/13 13:38 4 pgs
Fees:23.00 Taxes:185.00
20130207-0012870

Tax ID No.:
05911011500

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 18th day of January, 2013 by and between THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES, whose mailing address is the DEPARTMENT OF VETERANS AFFAIRS, 810 VERMONT AVE NW, WASHINGTON, D.C. 20420 hereinafter referred to as Grantor(s) and EQUITY TRUST COMPANY CUSTODIAN FBO THOMAS E. PILLOW, JR, IRA, of 1005 HUNTMASTER CIRCLE, NASHVILLE TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of FIFTY THOUSAND AND 00/100 ($50,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20111102-0085156, Recorded: 11/02/2011

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 05911011500

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

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, the undersigned authority, personally appeared Sheritta Moore, on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is 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 18th day of January, 2013

Notary Public
My Commission Expires: _____

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

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 18th day of January, 2013

Notary Public
Commission Expires

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

Name and address for person(s) responsible for taxes:

EQUITY TRUST COMPANY CUSTODIAN FBO THOMAS E. PILLOW, JR, IRA
1005 HUNTMASTER CIRCLE
NASHVILLE TN 37211

Name and address of property owner:

EQUITY TRUST COMPANY CUSTODIAN FBO THOMAS E. PILLOW, JR, IRA
1005 HUNTMASTER CIRCLE
NASHVILLE TN 37211

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 440 ON THE PLAN OF HAYNES MANOR, SECTION 3, AS OF RECORD IN BOOK 4175, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN THE INSTRUMENT OF RECORD IN BOOK 4228, PAGE 685, BOOK 4243, PAGE 869.

BEING THE SAME PROPERTY CONVEYED TO ALBERT ROGAN BY WARRANTY DEED RECORDED NOVEMBER 25, 1997, AT BOOK 10696, PAGE 389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL NO.: 05911011500

PROPERTY COMMONLY KNOWN AS: 705 REVELS DRIVE, NASHVILLE, TN 37207