This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 165140161.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Rebecca E. Randall
1517 Water Oak Court
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **THE SECRETARY OF VETERANS AFFAIRS** "Grantor(s)" has this day bargained and sold and do hereby transfer and convey unto **REBECCA E. RANDALL, AN UNMARRIED WOMAN,** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BILL GARRETT, Davidson County
Trans:T20130011977 DEEDWARR
Recvd: 02/12/13 10:56 2 pgs
Fees:13.00 Taxes:335.09
20130212-0014310

BEING all of Lot No. 278, on the Plan of Peppertree Forest, Section XVII, as shown by plat appearing of record in Plat Book 8250, page 196, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to The Secretary of Veterans Affairs, by Substitute Trustees Deed from Recontrust Company, N.A., Substitute Trustee, dated June 28, 2012, appearing of record in Instrument Number 20120629-0057073, of the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 8250, page 196 and the Restrictions of Peppertree Forest Subdivision of record in Book 8983, Page 772, both in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 1517 Water Oak Court, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds itself, its heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 5th day of February, 2013.

The Secretary of Veterans

BY: _____

An Officer of the United States of America 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 ~~TENNESSEE~~ Texas)
COUNTY OF ~~RUTHERFORD~~ Denton)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Shirtha Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath acknowledged himself/herself to be the AVP of **THE SECRETARY OF VA**, and that he/she as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of **THE SECRETARY OF VA** by himself/herself as _____.

WITNESS MY HAND AND OFFICIAL SEAL this the 5th day of February, 2013.

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

NOTARY PUBLIC
My Commission Expires: 4/7/2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,565.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of February 2013.

NOTARY PUBLIC

My Commission Expires: 8/20/13

MELODY R. WILSON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY