Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214
File No.: 20130147/MW

Davidson County DEEDWARRSP
Recvd: 02/26/13 14:38 5 pgs
Fees:28.00 Taxes:207.20
20130226-0019220

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$56,000.00**, which amount is equal to or greater that the amount which the property would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN before me this the 19th day of **February, 2013.**

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY OWNER, & OWNER'S ADDRESS & ~~MAIL TAX BILLS TO~~:	PROPERTY ADDRESS: e-Mail Tax Bills To Manzura Ismoilva	TAX PARCEL NO.:
Manzura Ismoilova	**1104 Brittany Park Lane**	**162120A06200CO**
2420 Crystal Springs Lane	**Antioch, TN 37013**	
Hermitage, TN 37076		

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of **February, 2013,** by and between **THE SECRETARY OF VETERANS AFFAIRS,** party of the first part, hereinafter called Grantor and **Manzura Ismoilova,** , party of the second part, hereinafter called Grantee.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of **Davidson,** State of **Tennessee,** to wit:

See attached Exhibit "A" for legal description and derivation clause.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the items shown in the attached Exhibit "B";

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the 19th day of **February, 2013**.

The Secretary of Veterans Affairs, 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)

ABrent

By:

Title: Ashley Brent, AVP

STATE OF Texas

COUNTY OF Denton

On this the 19th day of February 2013 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Ashley Brent, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the AVP of **THE SECRETARY OF VETERANS AFFAIRS,** and that he/she as such being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself/herself as such .

WITNESS my hand and official seal at office this 19th day of February, **2013.**

Notary Public

My Commission Expires: 4/29/2014

JA'COBY STENNETT
Notary Public, State of Texas
My Commission Expires
April 29, 2014

EXHIBIT "A"

Legal Description

Situated in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 62 on the Plan of Brittany Park, Phase II, of record in Plat Book 9700, Page 796, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof. This conveyance is subject to the following: Restrictions of record in Book 10016, Page 870, amended in Book 10772, Page 988, annexed by Book 11398, Page 4, and Book 10772, Page 988; Agreement of record in Book 9938, Page 753; Deeds of record in Book 10021, Page 60 and Book 10789, Page 173; Boundary Plat of record in Plat Book 7900, Page 998, Plan of record in Book 9700, Page 796; All in the Register's Office for Davidson County, Tennessee.

Derivation Clause

Being all or part of the same property conveyed to Secretary of Veteran Affairs, by virtue of that certain Trustee Deed dated September 20, 2012, at Instrument No. 20121003-0090474 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to James Gregory Butler by virtue of Quit Claim Deed dated September 18, 2001 at Instrument No. 20010925-0103499 in the said Register's Office.

EXHIBIT "B"

Permitted Encumbrances

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Rights or claims of parties in possession not shown by the public records.
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2013 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 9700, Page 796 and Boundary Plat of record at Book 7900, Page 998, in the Register's Office of Davidson County, Tennessee.
- Deed Restrictions recorded at Book 10016, Page 870, Book 10772, Page 988 and Instrument No. 20021025-0130771, in the said Register's Office.
- Easements of record at Book 4202, Page 787 and Book 8113, Page 849, as recorded in the said Register's Office.
- Open Space/Common Area of record at Book 10021, Page 60 and Book 10789, Page 173, in the said Register's Office.
- Annexation of record at Book 11398, Page 14 and Book 10772, Page 998, in the said Register's Office.
- Agreement of record at Book 9938, Page 753, in the said Register's Office.

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13