STATE OF TN)
COUNTY OF Davidson)

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

The actual consideration or value, whichever is greater, for this transfer is $88,000.00

x Erlyn J. Alexander
Affiant

Subscribed and sworn to before me on this 26 day of February, 2013.

Notary Public _____ My Commission Expires: 9/22/2014

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Erlyn P Alexander 5170 Hickory Hollow Pkwy., #803 Antioch, TN 37013	" " " " " "	163 05 0A 021.00

SPECIAL WARRANTY DEED

This Indenture, made on the 22nd day of February, 2013 by and between the Secretary of Veterans Affairs, an Office of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, and Erlyn P Alexander,* hereinafter referred to as Grantee(s),

*married

For and in consideration of the sum of Eighty Eight Thousand and no/100 ($88,000.00) Dollars, cash in hand paid by the Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold, and by these presents do transfer and convey unto the Grantee(s), their heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

EXHIBIT A, attached

TO HAVE AND TO HOLD said real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee(s), their heirs, successors, and assigns, in fee simple forever; and Grantor does covenant with said Grantee(s) that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and for taxes not yet due and payable. Grantor does further covenant and bind himself to

BILL GARRETT, Davidson County
Trans:T20130016591 DEEDWARRSP
Recvd: 02/28/13 10:42 3 pgs
Fees:18.00 Taxes:325.60
20130228-0019951

warrant and forever defend the title to said land to said Grantee(s), their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

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

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

In witness whereof, Grantor has caused this instrument to be executed this 22nd day of February, 2013 by and through its duly authorized officer(s).

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

Printed Name: Ashley Brent

Title: AVP

STATE OF Texas)
)
Denton COUNTY)

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 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 22nd day of February, 2013.

Ja'Coby Stennett

Notary Public
My term expires: 4/29/2014

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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Hickory Hollow Townhomes (Mill Park), Phase I, of record in Book 9700, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Nathan K. Owens, III, unmarried, from NVR, Inc., a Virginia Corporation, Successor by Merger to NVR Homes, Inc., a Virginia Corporation, t/a Ryan Homes, a Virginia Corporation, by Deed dated July 23, 1999, of record in Book 11616, page 997, said Register's Office.

FURTHER BEING the same property conveyed to The Secretary of Veteran's Affairs from Wilson and Associates, PLLC, as Substitute Trustee, by Trustees Deed dated April 18, 2012, as Instrument No. 20120423-0034089, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 5170 Hickory Hollow Pkwy, Antioch, TN 37013