Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2013.

Notary Public

My commission expires: 9-2313

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130017583 DEEDWARR
Recvd: 03/04/13 11:11 2 pgs
Fees:13.00 Taxes:148.00
20130304-0021336

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tsung ~~Teung~~ Wen ~~Chan~~ Chen Mildred Franco ~~Chan~~ Chen	New Owner	Map\Parcel: 107-14-0-066.00
919 Kipling Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Secretary of Veteran Affairs, an Officer of the United States of America

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tsung Chen Chen
~~Teung~~ Wen ~~Chan~~ and wife, Mildred Franco ~~Chan~~

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Described property located in DAVIDSON County, Tennessee, to wit: being Lot Number 157 on the Plan of Miro Meadows, of record in Plat Book 1424, Page 94 & 95, Register's Office for said County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed to JP Morgan Chase Bank, National Association, who assigned its interests in the said property to Secretary of Veteran's Affairs, an Officer of the United States of America, of record in Instrument No. 20121012-0093528, dated October 5, 2012, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees, including Rollback taxes, if any.
The Plan of record in Plat Book 1424, Page 94 & 95, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1710, Page 183, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement to Metro of record in Book 2083, Page 260, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 919 Kipling Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee**, its successors and assigns, in fee simple forever.

Grantor further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantees**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

Witness my/our hand(s) this 25th 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)

By: ABrent
ASHLEY BRENT

STATE OF Texas

COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, ASHLEY BRENT, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4345(f), with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, executed the foregoing deed and consideraton statement 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.

Witness my hand, at office, this ~~25th~~ 25ST day of February, 2013.

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

Notary Public

My Commission Expires: 04/07/2015.

File #: 130075SH
RECORD & RETURN TO:
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Brentwood, TN 37027