Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

STATE OF Tennessee)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $36,000.00

Affiant

Subscribed and sworn to before me on this 28 day of February, 2013

Notary Public Teresa Meek My Commission Expires: 5/16/15

TERESA MEEK NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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:
CHARLES GARDNER 2903 WOODYMORE COURT ANTIOCH, TN 37013	New Owner	150 06 0 244.00

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 CHARLES GARDNER, hereinafter referred to as Grantee(s),

For and in consideration of the sum of Thirty Six Thousand and no/100 ($36,000.00) 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:T20130018550 DEEDWARRSP
Recvd: 03/06/13 15:11 3 pgs
Fees:18.00 Taxes:133.20
20130306-0022548

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.

Notary Public
My term expires: 4/29/2014

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

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, To-Wit: Land In Davidson County, Tennessee, being Lot No. 24B, of the zone lot division of lots 12, 23, 24, Section 2, on the plan of Woodymoore Heights of record in Plat Book 6900, page 420, Register's Office of said county, to which reference is made for a more complete description.

Being the same property conveyed to Secretary of Veterans Affairs by deed from Recontrust Company, NA, Substitute Trustee dated September 24, 2012 of record in Instrument No. 20121011-00093127, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Wade Scarbeau by deed from Julia Dillinger dated 3/30/98 of record in Book 10871, page 309, Register's Office of Davidson County, Tennessee.

This is property commonly known as: 2903 WOODYMORE COURT, ANTIOCH, TN 37013