BOX 10-B

BILL GARRETT, Davidson County
Trans: T20130021915 DEEDWARRSP
Recvd: 03/18/13 13:13 2 pgs
Fees: 13.00 Taxes: 147.63

20130318-0026600

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,900.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MARCH, 2013.

_____
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COLSON SERVICES, LLC	**COLSON SERVICES, LLC**	**061-00-0-022.05**
(NAME) **1960J MADISON ST. #242**	(NAME) **P. O. BOX 160591**	
(ADDRESS) **CLARKSVILLE, TN 37043**	(ADDRESS) **NASHVILLE, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLSON SERVICES, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Described according to an unrecorded survey made by Stephen A. Draper, Surveyor, dated May 24, 1962, less a portion of the same conveyed to the State of Tennessee as of record in Book 4992, page 987, Register's Office for Davidson County, Tennessee, and described as follows: Beginning in the easterly margin of Ben Allen Road 1409 feet from the southwest corner of Lot No. 246 in the Maplewood Heights, of record in Book 547, page 103, said Register's Office; running thence northerly 45 feet, more or less; thence northerly 33 degrees East 359.42 feet, more or less; thence 63 degrees 5' East 70 feet; thence South 36 degrees 55' West 371.67 feet, more or less, to the point of beginning.

Being the same property conveyed to SECRETARY OF VETERAN'S AFFAIRS, by deed from RECONTRUST COMPANY, N.A., AS SUBSTITUTE TRUSTEE, of record in Instrument No. 20121022-0096443, dated October 17, 2012, said Register's Office.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4517, page 384, said Register's Office and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is improved(X) property, known as **513 BEN ALLEN ROAD, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and that we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons **claiming by, through or under said GRANTORS, but not otherwise.** Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of March, 2013.

THE SECRETARY OF VETERANS AFFAIRS

AN OFFICER OF THE UNITED STATES OF AMERICA

BY THE SECRETARY'S DULY AUTHORIZED PROPERTY MANAGEMENT CONTRACTOR, VENDER RESOURCE MANAGEMENT PURSUANT TO A DELEGATION OF AUTHORITY FOUND AT 38 C.F.R. 36.4345(f)

By: Shineeca Younger

Printed Name: Shineeca Younger

Title: AVP

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, aforesaid, _____, who, upon oath, acknowledged himself/herself to be the _____ of **Vender Resource Management, The Secretary of Veterans Affairs duly authorized Property Management Contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345 (f)**, the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument in behalf of **The Secretary of Veterans Affairs,** for the purposes therein contained and acknowledged that he/she executed the same as the free act and deed of said Secretary.

WITNESS my hand and seal at office, this 14th day of March, 2013.

Notary Public: Ja'Coby Stennett

My commission expires: 4/29/2014.

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