BILL GARRETT, Davidson County
Trans:T20130033864 DEEDWARRSP
Recvd: 04/25/13 09:02 2 pgs
Fees:13.00 Taxes:277.50

20130425-0040954

SPECIAL WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-14256

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Kim Hills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Crockett	NEW OWNER	07504021600
(NAME)	(NAME)	
1048 Mulberry Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Secretary of Veterans Affairs**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brandon Crockett**, hereinafter called the GRANTEE(S), his heirs and/or assigns, 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. 476, on the Plan of Tulip Grove, Section Eight, of record in Plat Book 4660, Page 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Veterans Affairs by Deed from Wilson & Associates PLLC, Trustee, dated 04/09/2012 and filed for record on 04/12/2012 in Instrument 201204120031191, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 4660, Page 56, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 616 Frankfort Drive, Hermitage, TN 37076-1511
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 9 day of April, 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)

State of Texas
County of Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diana Hawley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purpose therein contained, and who further acknowledged that he/she is the AVP of Vendor Resource Management and that he/she is authorized by Vendor Resource Management to execute this instrument on it's behalf by her self as such Assistant Vice President.

Witness my hand and official seal this 9 day of April, 2013.

MELISSA ANN LEE
Notary Public, State of Texas
My Commission Expires
March 04, 2017

Notary Public
My Commission Expires: 3-4-17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027