Prepared By and Return to:
Clarity Title, LLC
100 Hazel Path, Ste C
Hendersonville, TN 37075
File 13-4007T

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: David Sharifi	SEND TAX BILL TO: David Sharifi	MAP/PARCEL NUMBERS: 0960602100
(Name) P.O. Box 150571	(Name) P.O. Box 150571	
(Address) Nashville, TN 37215	(Address) Nashville, TN 37215	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **The Secretary of Veterans Affairs** ("Grantor"), in favor of **DAVID SHARIFI,** ("Grantee").

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) , cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in **DAVIDSON** County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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.

BILL GARRETT, Davidson County
Trans:T20130039539 DEEDWARRSP
Recvd: 05/13/13 09:32 4 pgs
Fees:23.00 Taxes:268.25
20130513-0047803

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 15th day of April, 2013.

GRANTOR:

The Secretary of Veterans Affairs

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)

State of Texas
County of Denton

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Ashley Brent with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the AVP of Vendor Resource Management, as duly authorized Property Management contractor for the Secretary of Veterans Affairs the within named bargainor, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Secretary of Veterans Affairs by himself/herself as duly assigned property management contractor.

Given under my hand and seal this the 15th day of April, 2013.

LISA G. KELLEY
Notary Public, State of Texas
My Commission Expires
July 26, 2016

Notary Public
My Commission Expires:_____

State of TN
County of Sumner
The actual consideration or value, whichever is greater, for this transfer is ~~$~~72,500.00

Affiant

Subscribed and sworn to before me this 4/15/13.

QUENN N. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 4/20/15

RE: 2980 Sinbad Drive, Nashville, TN 37214

DB1/ 67069091.2

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 217, on the Plan of Cloverhill, Section IV, of record filed in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property further conveyed to The Secretary of the Veterans Affairs, an Officer of the United States of America, by Substitute Trustee's Deed dated August 13, 2012 from Shapiro & Kirsch, LLP, as Substitute Trustee, and filed of record on August 18, 2012, in Instrument No. 20120817-0073751, as corrected in Instrument No. 20120904-0079434, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.