BILL GARRETT, Davidson County
Trans:T20130051087 DEEDWARRSP
Recvd: 06/18/13 10:31 3 pgs
Fees:18.00 Taxes:332.63
20130618-0062035

This Instrument Prepared By:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

PURSUANT TO PROVISIONS OF 38 U.S.C. 3720 (A) (6) THE SECRETARY OF VETERANS AFFAIRS DOES NOT SEEK TO EXERCISE EXCLUSIVE JURISDICTION OVER THE WITHIN DESCRIBED PROPERTY THIS DEED IS EXEMPT FROM RECORDING TAX PURSUANT TO - 58.1-811 (C) (4) (THE PROPERTY BEING CONVEYED HEREIN WAS FORECLOSURE PROPERTY)

ADDRESS NEW OWNER AS FOLLOWS:
Nicole Smith
1103 Club Parkway
Nashville, Tennessee 37221

MAIL TAX STATEMENT TO:
American Financial Resources
9 Sylvan Way
Parsippany, NJ 07054

MAP PARCEL NUMBERS:
Map/Parcel: 128-10-0-062.00

Order: 8205542 Reference: 34511

FOR AND IN CONSIDERATION of the sum of EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($89,900.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **The Secretary of Veterans Affairs, an Officer of the United States of America** has this day bargained and sold, and does hereby transfer and convey unto the said **Nicole Smith, an unmarried woman**, Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 89 ON THE PLAN OF STACY SQUARE, SECTION 3, AS OF RECORD IN BOOK 4175, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4467, PAGE 85; AND ALL MATTERS OF RECORD ON PLAT IN PLAT BOOK 4175, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY

Being the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America by Deed from Shapiro & Kirsch, LLP, Substitute Trustee of record as Document No. 20120809-0071090, said Register's Office.

EXEMPT: 4. DEED CONVEYING REAL ESTATE FROM THE UNITED STATES, THE COMMONWEALTH OR ANY COUNTY, CITY, TOWN, DISTRICT OR OTHER POLITICAL SUBDIVISION THEREOF;

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 234 New Sawyer Brown Road, Nashville, Tennessee 37221
Improved ( )

I/We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

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.

Witness our hand this 28th day of May, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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: _____
Corporate Officer
Printed Name & Title: Ashley Brent AVP

ACKNOWLEDGMENT

STATE OF Texas)
COUNTY OF Denton) ss

Before me, Shane E. Hurley, a Notary Public of the State and County aforesaid, personally appeared Ashley Brent with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be AVP of **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)**, the within named bargainor, a corporation organized and operating under the laws of the State of _____, and that he/she as such _____ executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as AVP.

NOTARY STAMP/SEAL

SHANE E. HURLEY
Notary Public, State of Texas
My Commission Expires
April 15, 2017

WITNESS my hand and official seal, at office in Carrollton, Texas this 28th day of May, 2013.

SE Hurley
NOTARY PUBLIC
MY Commission Expires: 4/15/17

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 89,900 cc

Subscribed and sworn to before me this the 12 day of JUNE, 2013.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.