Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 67,290.00

Affiant

Subscribed and sworn to before me, this 1st day of June 2013.

Notary Public
My commission expires: 3.21.2016

KRISTIN C. ELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20130053620 DEEDWARRSP
Recvd: 06/25/13 09:36 2 pgs
Fees: 13.00 Taxes: 248.97
20130625-0065046

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandra Lush 814 Bettie Drive Old Hickory, TN 37138	New Owner	44-9-40

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), 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 referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sandra Lush,** married, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property located in the county of Davidson, Tennessee:

Land situated in the City of Old Hickory in the County of Davidson in the State of Tennessee land in Davidson County, Tennessee. Being Lot 44, on the Plan of the Knoll Subdivision, Section 3, of record in Plat Book 2854, Page 110, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Veteran's Affairs by Substitute Trustee's Deed from ReconTrust Company, N.A., as Substitute Trustee, dated September 20, 2012 and recorded in Instrument No. 20120927-0087937, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 814 Bettie Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD all of the 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 nor 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.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against claims of those persons claiming by, through or under Grantor, but not otherwise.

AND THE GRANTOR, DOES HEREBY CONVEY COVENANT with the Grantee, except as above noted, that at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

The Grantee has thoroughly inspected, examined and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is," "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have not made any representation or warranties, either expressed or implied, regarding this parcel and that Grantee is purchasing same based on the Grantees's sole judgment and diligent inquiry.

By acceptance of this deed, as evidenced by having same recorded, Grantee affirms that content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding deficiency as to the condition of the property and/or any existing structures on said parcel.

The above warranty and this conveyances is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including mineral, oil or gas reservations and any covenants and/or restrictions of record, any and all Power Line Easements, or other Easements or Rights of Way of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on the basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

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 our hand this the 7th day of June, 2013.

By: THE SECRETARY OF VETERANS AFFAIRS

Ashley Brent AVP

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, the undersigned, a Notary Public in and for said County and State, the within named Ashley Brent, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she is the AVP for The Secretary of Veterans Affairs and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the AVP for The Secretary of Veterans Affairs

Witness my hand and official seal at Franklin, Tennessee, this the 7th day of June, 2013.

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

Notary Public

My Commission expires: _____