Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20130065443 DEEDWARRSP
Recvd: 07/31/13 12:34 5 pgs
Fees:28.00 Taxes:340.40
20130731-0079783

This Instrument Prepared By:
Leila H. Hansen, Esq.
9041 S. Pecos Road, #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).

Order No. 8344298
Reference No. 38446

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Michael W. Talbott	Michael W. Talbott	096-14-0-010.00
7 Wynstone	7 Wynstone	
Nashville, Tennessee 37215	Nashville, Tennessee 37215	

FOR AND IN CONSIDERATION of the sum of NINETY-TWO THOUSAND AND NO/100 DOLLARS ($92,000.00), 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 **Michael W. Talbott, a married man, as his sole and separate property**, Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America by Deed from Lenny Delano and Brandi Delano, husband and wife of record as Instrument No. 20130110-0003294, said Register's Office.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 2930 Lakeland Drive, Nashville, Tennessee 37214
Improved (X)

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.

Exempt: 4. Deed conveying real estate from the United States, the Commonwealth or any county, city, town, district or other political subdivision thereof.

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 19th day of July, 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 her self 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 Texas, and that he/she as such AVP executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as AVP.

NOTARY STAMP/SEAL

WITNESS my hand and official seal,
at office in Carrollton, Texas this
19th day of July, 2013.

SE Hurley
NOTARY PUBLIC
MY Commission Expires:

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

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $ 92,000.00

Subscribed and sworn to before me this the 26th day of July, 2013.

(Affix Seal)

Coreen Newcomb
Affiant

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

EXHIBIT "A"
LEGAL DESCRIPTION

BEING LOT NO. 312 ON THE PLAN OF CLOVERHILL, SECTION VII, OF RECORD IN BOOK 2133, PAGE 92, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF BRAIDWOOD DRIVE AT THE COMMON CORNER OF LOTS 311 AND 312; THENCE WESTERLY 133.5 FEET TO A CORNER OF LOT 386; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWARDLY 125 FEET TO THE NORTHERLY MARGIN OF BEALWOOD DRIVE; THENCE WITH THE MARGIN OF SAID DRIVE EASTERLY 110 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE; NORTHEASTERLY 31.42 FEET TO A POINT ON THE WESTERLY MARGIN OF BRAIDWOOD DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHWARDLY 91.37 FEET TO THE BEGINNING.