BILL GARRETT, Davidson County
Trans:T20130069499 DEEDWARRSP
Recvd: 08/13/13 10:41 3 pgs
Fees:18.00 Taxes:430.31
20130813-0084817

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Thomas R. Mills 617 Cavendish Ct. Antioch, TN 37013	New Owner	14901B03600CO

THIS INDENTURE made on the 30 day of July, 2013 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veteran Affairs, 810 Vermont Ave., N.W., Washington DC 20420, hereinafter referred to as Grantor, and Thomas R. Mills, his heirs and assigns, hereinafter referred to as Grantee.

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand and other goods and valuable consideration, and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee that certain real property in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 301, AS SHOWN ON THE MAP ENTITLED PHASE III, PICCADILLY SQUARE, OF RECORD IN PLAT BOOK 6250, PAGE(S) 892-894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING the same property the Secretary of Veterans Affairs by Substitute Trustee's Deed from RECONTRUST COMPANY, N. A., dated March 11, 2013 and recorded as Instrument Number 20130321-0027973, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

This is improved property known as 617 Cavendish Ct., Antioch, TN 37013.

Said property is conveyed subject to the following matters:

1. 2013 Real Property Taxes and subsequent years a lien, but not yet due and payable.
2. All matters shown on plat of record in Plat Book 6250, Pages 892-894, said Register's Office.
3. Any and all easements and restrictions not shown of public record.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 30 day of July, 2013.

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)

Printed Name: Ashley Brent

Title: AVP

STATE OF Tennessee)
Williamson COUNTY)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $116,300.00

Affiant

Sworn to and subscribed before me this 9th day of August, 2013.

Notary Public

My Commission Expires:
11-23-14

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Texas)
Denton COUNTY)

On this date, before me personally appeared Ashley Brent, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 30th day of July, 2013.

S E Hurley
Notary Public
My term expires:

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