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

BILL GARRETT, Davidson County
Trans:T20130071150 DEEDWARRSP
Recvd: 08/19/13 10:13 3 pgs
Fees:18.00 Taxes:323.75
20130819-0086765

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Wilson Jones 624 Granwood Blvd Old Hickory, TN 37138	New Owner	063-16-OB-100.00 CO

THIS INDENTURE made on the 20th 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 Wilson Jones, an unmarried person, 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 NO. 159 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), OF RECORD IN PLAT BOOK 6900, PAGES 550, 551, AND 552 AND CERTIFICATE OF CORRECTION OF RECORD IN BOOK 7462, PAGE 445, AND BY AN AMENDMENT TO CHANGE NAME OF RECORD IN BOOK 8181, PAGE 112, ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING the same property the Secretary of Veterans Affairs by Substitute Trustee's Deed from RECONTRUST COMPANY, N. A., dated March 1, 2013 and recorded as Instrument Number 20130312-0024225, 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 624 Granwood Blvd., Old Hickory, TN 37138.

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 6900, Pages 550, 551, and 552, Certificate of Correction and Amended Plat as set forth in Book 7462, Page 445, said Register's Office.

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 25th 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)
)
Wilson COUNTY)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $87,501.00

Affiant

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

Notary Public

My Commission Expires:
3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 25th day of July, 2013.

Notary Public
My term expires:

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