BILL GARRETT, Davidson County
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Recvd: 08/23/13 14:49 2 pgs
Fees:13.00 Taxes:1369.00
20130823-0089353

Prepared By:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120
File #FF100468

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of August, 2013 by and between **United States of America,** party of the first part, and **The Focus Group of Tennessee, LLC**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot 21, Block B, Plan of Second Revision of The Highlands of Belle Meade, No. 2, as shown on plat of record in Book 1130, Page 62, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Pursuant to 18 U.S.C. 2253, the interest of Louis J. Levine was forfeited by consent to United States of America by Preliminary Order of Forfeiture (hereafter the "Preliminary Order") dated September 24, 2012in the case entitled "United States of America vs. Louis J. Levine", Case No. 3:09-cr-00125 in the United States District Court for the Middle District of Tennessee, Nashville Division (hereafter the "Levine Case").

Pursuant to Fed. R. Crim. P. 32.2(b)(7) and Fed. R. Civ. P. Supp. R. G(7)(b), the property was ordered to be sold by Order for Interlocutory Sale of Property (hereafter the "Interlocutory Order") filed February 14, 2013 in the Levine Case.

Party of the first part covenants to specially warrant the title to the property hereby conveyed against any claim or action arising from the Levine Case. The Preliminary Order and the Interlocutory Order are recorded respectively at Instrument Nos. 20130802-0080809 and 20130802-0080810, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines, easements and other matters of record, including in Book 1130, Page 62, in the Register's Office of **Davidson** County, Tennessee; and year 2013 property taxes not yet due and payable; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part pursuant to 28 U.S.C. 566 the day and year first above written.

United States of America
By: United States Marshal's Service

By: Sally Schawalter
Printed Name: Sally Schawalter
Title: Real Property Unit Coordinator

STATE OF Virginia
COUNTY OF Arlington

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Sally Schawalter, (or proved to me on the basis of satisfactory evidence), who acknowledged herself/himself to be the RP Unit Coordinator of **The United States Marshal's Service,** which caused this instrument to be executed on behalf of **The United States of America ,**the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **The United States Marshal's Service on behalf of The United States of America.**

WITNESS my hand, at office, this 30th day of July, 2013.

Christine Lien Vo Barnert
Notary Public

Commission Expiration: 11-30-2017

CHRISTINE LIEN VO BARNERT NOTARY PUBLIC REGISTRATION # 7845173 COMMONWEALTH OF VIRGINIA MY COMM. EXPIRES 11-30-2017

Prepared By:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120
FF100468

Property Address:
133 Alton Road
Nashville, TN 37205

Tax Parcel ID Number: 130-9-33.00

Property Owner & Address/
Mail Tax Bills To:
THE FOCUS GROUP OF TENNESSEE, LLC
2303 21ST AVE. S. SUITE 205
NASHVILLE, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **$370,000.00**, which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Kristen Booth
Affiant

Subscribed and sworn before me this 17TH day of AUGUST, 2013.

T. M.
Notary Public

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Commission expiration: 7-3-17

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