BILL GARRETT, Davidson County
Trans:T20130074473 DEEDWARRSP
Recvd: 08/28/13 12:08 4 pgs
Fees:23.00 Taxes:481.00
20130828-0090798

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. 8299498
Reference No. 40105

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
William Guardado	William Guardado	176-05-0-002.00
3545 Dickerson Pike	3545 Dickerson Pike	
Nashville, Tennessee 37207	Nashville, Tennessee 37207	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($130,000.00), 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 **William Guardado, an unmarried person**, 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 Jesse W. Brooks and Wanda E. Brooks of record as Instrument No. 20130131-0010028, said Register's Office.

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

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 4809 Hickory Way, Antioch, Tennessee 37013
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.

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 16th day of August, 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 herself 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

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

WITNESS my hand and official seal at office in Carrollton, Texas this 16th day of August, 2013.

S E Hurley
NOTARY PUBLIC
MY Commission Expires: 4/15/17

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $130,000.00

Subscribed and sworn to before me this the 19 day of August, 2013.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

Exhibit A

Being all of Lot 10, Section One, Hickory Woods East according to plat and survey of record in Plat Book 6900, page 510, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Secretary of Veterans Affairs Substitute Trustee's Deed from Nationwide Trustee Services, Inc, as Substitute Trustee, dated January 24, 2013, of record in Instrument No. 20130131-0010028, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nationwide Trustee Services, Inc., as Substitute Trustee, appointed as Successor Trustee by note holder, SunTrust Mortgage, Inc., of record in Instrument No. 20130110-0003187, in the Register's Office for said County.

And furthermore being the same property conveyed to Jesse W. Brooks and wife, Wanda E. Brooks by Warranty Deed from Eldon A. Furlong and wife, Crystal S. Furlong, dated July 29, 2010, of record in Instrument No. 20100806-0062322, Register's Office for said County.