BILL GARRETT, Davidson County
Trans:T20130075214 DEEDWARRSP
Recvd: 08/30/13 09:28 3 pgs
Fees:18.00 Taxes:536.50
20130830-0091640

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO PROPERTY OWNER:	Send Tax Bills To:.	Map & Parcel No.	
Carolyn D. Dale Attorney at Law 2550 Meridian Blvd. Suite 200 Franklin, TN 37067 (615)567-8008	Shawn Rooney 1527 Bonsai Ct Ronnert Park, CA 94928	NEW OWNER	136-05-0A-110.00 CO	Prepared without benefit of title review. The preparer has not had any contact with the Grantor or Grantee(s), and did not provide legal advice to any party. Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-Five Thousand and 00/100 ($145,000.00) Dollars cash in hand paid by Shawn Rooney and Margo Rooney (the **"Grantee(s)"**), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **The Secretary of Veterans Affairs, an officer of the United States of America, whose address is DEPARTMENT OF VETERANS AFFAIRS, 810 VERMONT AVE NW, WASHINGTON, DC 20420,** hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto the **"Grantee(s)"**, Grantee's successors and assigns, a certain tract or parcel of land in County of Davidson State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 81, as shown on the Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Four, of record in Instrument No. 20030703-0092328, 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 real estate conveyed to Grantor by Substitute Trustee's Deed recorded on 5/13/2013 at 20130513-0047815 in the Register's Office of Davidson County, Tennessee.

Commonly known as 3325 Tinney Pl., Nashville, TN 37217

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its, personal representatives, successors, and assigns in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions of record, Grantor does hereby covenant with Grantee that title to aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

IN WITNESS WHEREOF, the GRANTOR has hereunto caused this Deed to be signed on its behalf on the day and year first above written.

THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America

By: _____

Ashley Brent, _____
Printed Name, Title
By the Secretary's duly authorized property management contractor, Vendor Resource Management, pursuant to a delegation of authority Found at 38 C.F.R. 36.435(f)

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Denton)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Ashley Brent on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she 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 21 day of August, 2013.

_____
Notary Public

My Commission Expires: _____

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

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO before me this 27th day of August, 2013

Notary Public

My Commission Expires:

3/21/17

(For Recording Data Only)

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY