This Instrument Prepared By:
Leila H. Hansen, Esq.
9041 S. Pecos Road, #3900
Henderson, Nevada 89074

Davidson County DEEDWARRSP
Recvd: 08/30/13 15:20 5 pgs
Fees:28.00 Taxes:161.51
20130830-0092018

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. 8299449
Reference No. 40099

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Richard Block	Richard Block	052-01-095.00
1150 Shelton Avenue	1150 Shelton Avenue	
Nashville, Tennessee 37216	Nashville, Tennessee 37216	

FOR AND IN CONSIDERATION of the sum of FORTY-THREE THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS ($43,650.00), 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 **Richard Block, ~~a[illegible]~~ married man**, 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 Robert L. Crutcher of record as Instrument No. 20130124-0007716, 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 328 Harrington Avenue, Madison, Tennessee 37115
Improved ( )

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 21st 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: ABRent
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 Her self 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 21st day of August, 2013.

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

EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25, Block A on the Map of Crittenden Estates, of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 50 feet on the South side of Harrington Street and runs back between parallel lines 165 feet to a dead line.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $ 43650.00

Subscribed and sworn to before me this the 27th day of August, 2013.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Connie Taylor, do hereby make oath that I am ~~a licensed attorney~~ and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/2/2017

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067