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

Order No. 8319817
Reference No. 37903

BILL GARRETT, Davidson County
Trans:T20130075864 DEEDWARRSP
Recvd: 09/03/13 12:54 4 pgs
Fees:23.00 Taxes:425.50
20130903-0092476

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)

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Larry and Cassandra Evans	Larry and Cassandra Evans	150-03-0-022.00
815 Holder Court	815 Holder Court	
Nashville, Tennessee 37217	Nashville, Tennessee 37217	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($115,000.00), 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 **Larry Evans and Cassandra Evans, a married couple, as joint tenants with right of survivorship and not as tenants in common** 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 RECONTRUST COMPANY, N.A., Substitute Trustee of record in Instrument No. 20121231-0120648, 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 3400 Country Hill Road, Antioch, Tennessee 37013
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 23rd 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, Lisa G Kelley, 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

WITNESS my hand and official seal at office in Carrollton, Texas this 23rd day of Aug., 2013.

NOTARY PUBLIC
MY Commission Expires:

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

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERENCED TO HERIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 THE PLAN OF SECTION TWO, THE COUNTRY, OF RECORD IN BOOK 5050, PAGE 40, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 115,000.00

Subscribed and sworn to before me this the 28th day of August, 2013

(Affix Seal)

Keeya Osborne
Affiant

Notary Public

My Commission Expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY