THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Habitat for Humanity of Greater Nashville
2950 Kraft Drive, Suite 100
Nashville, Tn 37204

Davidson County DEEDWARRSP
Recvd: 09/09/13 14:34 3 pgs
Fees:18.00 Taxes:349.65
20130909-0095090

Send Tax Bills To:
SAME

Map & Parcel No.:
136-14-0-059.00

SPECIAL WARRANTY DEED

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.
(the property being conveyed herein was foreclosure property)

FOR AND IN CONSIDERATION of the sum of $10.00, paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Secretary of Veterans Affairs,** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Habitat for Humanity of Greater Nashville,** (herein referred to as "Grantees"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 137 on the plan of Castlegate Subdivision, Section I, of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Secretary of Veterans Affairs, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, on December 4, 2012, of record in Instrument Number 20121213-0114900, Register's Office for Davidson County, Tennessee.

Improved property commonly known 649 Lake Terrace Drive, Nashville, Tn 37217.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2013** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 5th day of September, 2013.

GRANTOR:

The Secretary of Veterans Affairs
An Officer of the United States of America

abrent

By: Ashley Brent

Title: AVP

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)

STATE OF Texas
COUNTY OF Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME on this date, before me personally appeared Ashley Brent, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be 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 5th day of Septemeber, 2013

SEHurley

NOTARY PUBLIC

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

My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is **$94,500.00**

LuAnn Maloney
AFFIANT

Subscribed and sworn to before me, this 9th day of **September 2013.**

NOTARY PUBLIC

My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE