Davidson County DEEDWARRSP
Recvd: 09/17/13 09:01 5 pgs
Fees:28.00 Taxes:547.97
20130917-0097576

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. 8367333
Reference No. 41715

ADDRESS NEW OWNER AS FOLLOWS:
Justin and Hannah Fratt
3112 Barnes Bend Drive
Antioch, Tennessee 37013

MAIL TAX STATEMENT TO:
First Financial Services, Inc.
~~Justin and Hannah Fratt~~
6230 Fairview Rd. Suite 450
~~3112 Barnes Bend Drive~~
Charlotte, NC 28210
~~Antioch, Tennessee 37013~~

MAP PARCEL NUMBERS:
181110C02700C0

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY-EIGHT THOUSAND ONE HUNDRED AND NO/100 DOLLARS ($148,100.00), 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 **Justin Fratt and Hannah Fratt, husband and wife, 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 Denise Brown of record in Book 20130318, Page 0026852, said Register's Office and corrected in Instrument No. 20130604-0056100

The express purpose of this conveyance is to Transfer of Title.

This is unimproved ( ) property known as 8316 Rossi Road, Brentwood, Tennessee 37027
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.

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

WITNESS my hand and official seal,
at office in Carrollton, Texas this
23rd day of August, 20____.

NOTARY PUBLIC
MY Commission Expires: _____

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

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 Unit 275 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080319-0027346, to which plan reference is hereby made for a more complete and accurate description thereof.

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $ 148,100.00

Subscribed and sworn to before me this the 13th day of September, 2013.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: January 4 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

