SPECIAL WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $43,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF SEPTEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5614 FAMILY VENT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Donald L. Mundie	NEW OWNER	081-06-0-424.00
2306 St. Louis St.		
Nashville, TN 37208		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DONALD L. MUNDIE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2306 St. Louis St., Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto said Grantees, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself and its successors and assigns, to warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise. Wherever 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 my hand on the 16th day of September, 2013.

THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

BY: _____
THE SERETARY'S DULY AUTHORIZED PROPERTY MANAGEMENT CONTRACTOR, VENDOR RESOURCE MANAGMENT PURSUANT TO A DELEGATION OF AUTHORITY FOUND AT 38 C.F.R. 36.4345 (F)

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Ashley Brent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the AVP of THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, the within named barganor, a department of the United States Government, and that Ashley Brent, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said department of the United States Government for the purposes therein contained.

Witness my hand and official seal at Carrollton, Texas, this 16th ~~12th~~ day of September, 2013.

Notary Public SE Hurley

My Commission Expires:

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

file # 13-C5614 FAMILY VENT

BILL GARRETT, Davidson County
Trans:T20130081543 DEEDWARRSP
Recvd: 09/20/13 09:03 2 pgs
Fees:13.00 Taxes:159.10

20130920-0099105

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 21, A SUBDIVISION OF PART OF LOT NUMBER 16 ON THE NICHOL PROPERTY, as shown on plat of record in Plat Book 2, Page 49, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to The Secretary of Veterans Affairs, an Officer of the United States of America as recorded on the 20th day of February, 2013 in Instrument No. 20130220-0016617 and Warranty Deed from Donald C. Battle to Curtis W. Wilson, Jr. as recorded on the 10th day of September, 2001 in Instrument No. 20010910-0097708, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A SUBDIVISION OF PART OF LOT NUMBER 16 ON THE NICHOL PROPERTY, as recorded in Plat Book 2, Page(s) 49, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).