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Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205

Map & Parcel:
085 14 0A 203.00

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

PREPARER NOT RESPONSIBLE FOR CLOSING

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)

Property Owner:
JERRY LYNN SIMPSON
203 RIVERSTONE COURT, NASHVILLE
TN 37214

Send Tax Bills To:
JERRY LYNN SIMPSON
203 RIVERSTONE COURT, NASHVILLE
TN 37214

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 30th day of September, 2013, between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420 ("**GRANTOR**"), and JERRY LYNN SIMPSON, AS SOLE OWNER, whose tax-mailing address is 203 RIVERSTONE COURT, NASHVILLE TN 37214 ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of $82,000.00 (Eighty Two Thousand Dollars and Zero Cents) in hand paid by Grantee(s), the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee(s) the following described premises of real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 203 OF PHASE ONE, RIVERSTONE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6998, PAGE 839 AND BY RESTATED MASTER DEED OF RECORD IN BOOK 7245, PAGE 211 AND AMENDED IN BOOK 7257, PAGE 151 AND BOOK 7824, PAGE 853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS MADE TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN THE COMMON AREAS OF RIVERSTONE CONDOMINIUMS AS SHOWN IN BOOK 6900, PAGE 317, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 20130717-0073757, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 203 RIVERSTONE COURT, NASHVILLE TN 37214

The above description is provided by agent for Grantor.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee(s). Grantor covenants with the said Grantee(s) that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee(s).

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and defend the title to the Property to the said Grantee(s) against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 30th day of Sept. 2013.

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America

By: _____

Ashley Brent , AVP

Printed Name **Title**

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: Texas

COUNTY : 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 30th day of Sept., 2013.

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

_____ 4/15/17

NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 82,000.

_____

Affiant

Subscribed and sworn to before me this 30 day of September, 2013.

_____

NOTARY PUBLIC My Commission Expires

Commitment Number: ASSET # 47873

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015