BILL GARRETT, Davidson County
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After Recording Return To:
Tony Rosso
4809 Trumpet Circle, Nashville, TN 37218

Map & Parcel:
05905009400

This instrument prepared by:
Lance Knight, Esq., P.O. Box 1297, Hurst, Texas 76053-1297 - Phone: (817) 510-3113 and Kerissa Hollis, Esq., Tennessee State Bar Number: 019434

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:
Tony Rosso
4809 Trumpet Circle, Nashville, TN 37218

Send Tax Bills To:
Tony Rosso
4809 Trumpet Circle, Nashville, TN 37218

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

THIS INDENTURE, made this 27th 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 **Tony Rosso**, whose tax-mailing address is **4809 Trumpet Circle, Nashville, TN 37218** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$36,100.00 (Thirty Six Thousand One Hundred 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 LOT NO. 30 ON THE PLAN OF BUENA VISTA ESTATES, SECTION 2, AS OF RECORD IN BOOK 3842, PAGE 257, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 30 FRONTS 94.17 FEET ON THE SOUTHERLY SIDE OF TRUMPET CIRCLE AND RUNS BACK BETWEEN LINES 134.3 FEET ON THE WESTERLY LINE AND 105.0 FEET ON THE EASTERLY LINE TO A LINE IN THE REAR MEASURING 91.82 FEET THEREON.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 20120816-0073263, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 4809 Trumpet Circle, Nashville, TN 37218

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 27th day of 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 27th day of Sept, 2013.

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

S E Hurley 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 $36,100.00

Kimlena Lyon

Affiant

Subscribed and sworn to before me this 3 day of October, 2013.

Karen McCalla April 2, 2015

NOTARY PUBLIC My Commission Expires

Commitment Number: 02-1309-48725-LAL

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN