Return To:

**BRENTWOOD**
**TITLE & ESCROW, LLC**
**320 SEVEN SPRINGS WAY**
**SUITE 150**
**BRENTWOOD, TN 37027**

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

# SPECIAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Number(s): |
|---|---|---|
| Liang Hong and Li Huang<br>1805 Timber Grv<br>Nashville, TN 37214 | Suntrust mortgage, Inc.<br>1001 Semmes Avenue<br>Richmond, VA 23224 | 108-16OA-03300C0 |

This Indenture, made on the 2nd day of October, 2013, by and between the SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington D.C. 20420, hereinafter referred to as **GRANTOR**, and Liang Hong and Li Huang, husband and wife, hereinafter referred to as **GRANTEE**.

**GRANTOR**, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to **GRANTEE** the following described real estate, situated in the County of Davidson, State of Tennessee:

**BEING LOT NO. 33, ON THE PLAN OF TIMBER RIDGE, OF RECORD IN INSTRUMENT 20040113-0005330, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION .**

BEING the same property conveyed to Secretary of Veterans Affairs by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, dated June 18, 2013 and of record in Instrument No. 20130701-0067763, Register's Office for Tipton County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

This is improved property known as 1805 Timber Grv., Nashville, TN 37214.

Said property is conveyed subject to the following matters:

(1) Any unpaid real property taxes.

BILL GARRETT, Davidson County
Trans:T20130091406 DEEDWARRSP
Recvd: 10/24/13 13:50 3 pgs
Fees:18.00 Taxes:525.40
20131024-0110934

(2) All matters shown on plat of record in Instrument No. 20040133-0005330, said Register's Office.

(3)

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 2nd day of October, 2013.

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)

Printed Name: Ashley Brent

Title: AVP

STATE OF Tennessee )

Davidson COUNTY )

The actual consideration for this transfer or value of property transferred (whichever is greater) is $142,000.00

Affiant

Sworn to and subscribed before me this 22 day of October, 2013.

Notary Public

My Commission Expires:

STATE OF Texas )
Denton COUNTY )

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 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 2nd day of October, 2013.

Notary Public
My term expires:

This deed was prepared by Valerie M. Webb, TN Bar No. 018953, who certifies that it is in a form that is in accordance with applicable local, state and federal law.