Davidson County DEEDWARRSP
Recvd: 11/04/13 15:20 4 pgs
Fees:23.00 Taxes:427.35
20131104-0114443

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):
Habitat for Humanity of Greater Nashville 2950 Kraft Drive, Ste. 100 Nashville, TN 37204	New Owner	053 09 0B 091.00

This Indenture, made on the 23rd 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 Habitat for Humanity of Greater Nashville, 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:

Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled Cumberland Station at Wilson Camp, Section Three, of record as Instrument No. 20031006-0146888, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

BEING the same property conveyed to Secretary of Veterans Affairs by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, dated August 1, 2013 and recorded on August 7, 2013 in Instrument No. 20130807-0082679, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Micah R. Atkinson, an unmarried man, by deed from Carlos Anderson, unmarried, dated 02/26/09 and being recorded in Instrument No. 20090302-0017843, said Register's Office.

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 1768 Cumberland Station B, Madison, TN 37115.

Said property is conveyed subject to the following matters:

(1) Any unpaid real property taxes.
(2) All matters shown on plat of record in Instrument No. 20031006-0146888, said Register's Office.
(3) Covenants, Conditions and Restrictions of record in Instrument No. 2001015-0112096, as amended in Instrument No. 20020919-0114055, 20031030-0159798 and 20031030-0159799, said Register's Office.
(4) Easement of record as Instrument No. 20040309-0026763, said Register's Office.

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 22nd 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 _____)
)
_____COUNTY)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $115,500.00

Affiant

Sworn to and subscribed before me this 23rd day of Oct, 2013.

Notary Public

My Commission Expires:

1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

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 23rd day of October 2013.

SEHurley
Notary Public
My term expires:

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

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.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY