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

Davidson County DEEDWARRSP
Recvd: 11/20/13 08:34 4 pgs
Fees:23.00 Taxes:425.50
20131120-0119460

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Mike Mekhail 7000 Timber Oak Drive Mt. Juliet, TN 37122	New Owner	164-10-0-A 00700

This Indenture, made on the 13th day of November, 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 Mike Mekhail, a married man, 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:

Situated in Davidson County, Tennessee, being Lot Number 7 of Village One Summerfield of record in Instrument Number 200002110014170, Register's Office for Davidson County, Tennessee.

The plat of record in Instrument Number 200002110014170, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in an Instrument of record in Book 11588, Page 484, as amended in Book 11669, Page 376, Instrument Number 200103080021946, and Instrument Number 200105040046260, Register's Office for Davidson County, Tennessee.

By Laws of record in Book 11648, Page 662, and Instrument Number 200105040046261, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Secretary of Veterans Affairs by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated June 20, 2013 and recorded on June 24, 2013 as Instrument Number 20130624-0064756, Register's Office for Davidson 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 121 Rock Glen Ct., Antioch, TN 37013.

Said property is conveyed subject to any unpaid real property taxes.

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 13th day of November, 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 $115,000.00

LeAnn Maloney
Affiant

Sworn to and subscribed before me this 13th day of November, 2013.

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

1-6-14

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 13th day of November 2013.

Notary Public
My term expires:

LISA G. KELLEY
Notary Public, State of Texas
My Commission Expires
July 26, 2016

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, Carl E. Dunphy, II, 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: 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