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BILL GARRETT, Davidson County
Trans:T20130107195 DEEDWARRS?
Recvd: 12/27/13 08:23 3 pgs
Fees:18.00 Taxes:584.23
20131227-0130150

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):
Constance L. Yarbough 800 26th Avenue North Nashville, TN 37218	New Owner **Fifth Third Mortgage Company** **5001 Kingsley Drive, MD: 1MOCBQ** **Cincinnati, OH 45227**	058 10 0B 012.00

This Indenture, made on the 20th day of December, 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 Constance L. Yarbough, a single woman, 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:

3105 Carrington Court, Nashville, TN 37218
Map & Parcel 058-10-0-B-012.00-CO
Land in Davidson County, Tennessee, being Lot No. 79 on the Final Subdivision Plat if Phase One, Carrington Place, as of record in Instrument No. 20070320-0333562, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Tiffany L. Carrasquillo wife and husband, Roberto Carrasquillo by Warranty Deed from Celebration Homes LLC of record in Instrument Number 20091110-0103993, said Register's Office for Davidson County, Tennessee.

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 29, 2103 and recorded on September 16, 2013 in Instrument No. 20130916-0097079, Register's Office for Davidson County, Tennessee.

This conveyance is being made subject to any unpaid real property taxes.

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 3105 Carrington Ct. Nashville, TN 37218.

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 20th day of December, 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 $157,900.00

Affiant

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

DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

5/8/2017

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 20th day of December 2013.

SE Hurley

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.

4829-4608-9495, v. 1