OATH OF CONSIDERATION

The actual consideration or value, whichever is greater for this transfer is $67,000.

Affiant

SUBSCRIBED AND SWORN TO before me this 23rd day of December 2013

Notary Public

My Commission Expires: 9/20/2017

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130107297 DEEDWARRSP
Recvd: 12/27/13 10:31 3 pgs
Fees:18.00 Taxes:247.90
20131227-0130256

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To:	Map & Parcel No.	
Carolyn D. Dale Attorney at Law 2550 Meridian Blvd. Suite 200 Franklin, TN 37067 (615)567-8008	Grantee 4404 Stoneview Drive Antioch, TN 37013 (if address blank, closing agent must complete)	Grantee 4404 Stoneview Drive Antioch, TN 37013 (if address blank, closing agent must complete)	050-14-0-003.00	Prepared without benefit of review. The preparer has not had any contact with the Grantor or Grantee(s), and did not provide legal advice to any party. Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $67,000.00 cash in hand paid by Adita Elizabeth Parra Alvarado, a Single Woman as her Sole and Separate Property (the **"Grantee(s)"**), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **The Secretary of Veterans Affairs, an officer of the United States of America, whose address is DEPARTMENT OF VETERANS AFFAIRS, 810 VERMONT AVE NW, WASHINGTON, DC 20420,** hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto the **"Grantee(s)"**, Grantee's successors and assigns, a certain tract or parcel of land in County of Davidson, State of Tennessee, to-wit:

The property described in Exhibit "A," attached hereto and incorporated herein.

Being the same real estate conveyed to Grantor by instrument recorded on 09/03/2013 at Instrument No. 20130903-0092646 in the Register's Office of DavidsonCounty, Tennessee.

Commonly known as 3201 Healy Dr., Nashville, TN 37207

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its, personal representatives, successors, and assigns in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions of record, Grantor does hereby covenant with Grantee that title to aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

REO 47817

IN WITNESS WHEREOF, the GRANTOR has hereunto caused this Deed to be signed on its behalf on the day and year first above written.

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)

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Denton)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Ashley Brent on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is 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 19th day of December 2013.

SE Hurley
Notary Public

My Commission Expires: _____

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

EXHIBIT "A"

Being Lot No. 730 on the Plan of Parkwood Estates, Section 4, of record in Register's Office for said County. Beginning at a point in the northerly margin of Healy Drive at the common corner of Lots 730 and 731; thence with the line between said two lots 121.6 feet to a point in the common dividing line between said Lot 730 and property owned by Greater Nashville Seventh Day Adventist; thence in a westerly direction and along the dividing line between Lot 730 and the property of Greater Nashville Seventh Day Adventist 115.1 feet to the point in the easterly margin of Doverside Drive; thence in a southerly direction with said margin of Doverside Drive 100 feet to a point at the beginning of a curve; thence southeasterly around said curve, having a radius of 25 feet, 39.27 feet to a point in the northerly margin of Healy Drive; thence with the margin of said drive easterly 100 feet to the point of beginning.