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):
Joe A. Spicer 204 North Main Street Goodlettsville, TN 37072	New Owner	070-04-0-018.00

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 Joe A. Spicer, a married person, 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 36 on the Plan of Haynes Heights, Section 2 of record in Book 2331, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Secretary of Veterans Affairs by Trustee's Deed from Wilson & Associates, as Successor Trustee, dated August 28, 2013 and recorded as Instrument No. 20130829-0091555, Register's Office for Davidson County, Tennessee.

This conveyance is being made subject to:

1. Any unpaid real property taxes.
2. All matters shown on plat of record in Book 2331, Page 58, 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 609 Pierpoint Dr., Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20130107898 DEEDWARRSP
Recvd: 12/31/13 08:44 3 pgs
Fees:18.00 Taxes:203.50
20131231-0131015

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 TN)
)
Davidson COUNTY)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $55,000.00

Cheryl McQuaig
Affiant

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

Notary Public

ROBERTSON COUNTY TENNESSEE 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 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.