Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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):
Wei Dai Yi Guo 7027 Scenic View Brentwood, TN 37027	New Owner	161-11-0A-131.00-CO

This Indenture, made on the 6th day of January, 2014, 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 Wei Dai and Yi Guo, husband and wife, 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 UNIT NO. 131 FINAL PLAT REVISION ONE ON THE PLAN OF HUNTINGTON RIDGE TOWNHOUSE CONDOMINIUMS, AS OF RECORD IN PLAT BOOK 4675, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION THEROF.

BEING the same property conveyed to The Secretary of Veterans Affairs by Substitute Trustee's Deed from Arnold M. Weiss, dated July 30. 2013 and recorded August 9, 2013 as Instrument No. 20130809-0083921, Register's Office of Davidson County, Tennessee and corrected in Scrivener's Affidavit of record as Instrument Number 20131104-0113894, said Register's Office.

This conveyance is being made subject to:

1. Any unpaid real property taxes.
2. All matters shown on plat of record in Plat Book 4675, Page 9, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140003775 DEEDWARRSP
Recvd: 01/16/14 15:27 3 pgs
Fees:18.00 Taxes:423.65
20140116-0004664

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 508 Huntington Ridge Dr., Nashville, TN 37211.

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 2nd day of January, 2014.

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)
)
Williamson COUNTY)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $114,500.00.

Jayler Norman
Affiant

Sworn to and subscribed before me this 13th day of January, 2014.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 9th day of January, 2014.

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.