BILL GARRETT, Davidson County
Trans:T20140006566 DEEDWARRSP
Recvd: 01/29/14 09:36 3 pgs
Fees:18.00 Taxes:410.70
20140129-0007942

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):
Adrianne Price 411 Annex Avenue, F 6 Nashville, TN 37209	New Owner 500 Stacy Sq. Terrace Nashville, TN 37221	128060A50000CO

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 Adrianne Price, an unmarried 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:

Described property located in Davidson County, Tennessee:

Unit Number 500 (also known as Lot 413) of Stacy Square Townhomes II, a horizontal property regime pursuant to the Tennessee Horizontal Act, as shown on the plan and Exhibit A to the Master Deed of record in Book 6250, Page 159 and Book 6497, Page 700, and Book 8117, Page 891, respectively, Register's Office for said County to which source reference is hereby made for a more complete details of description, together with the said apartments appurtenant undivided interest in the general and united common elements of the condominium.

BEING the same property conveyed to Secretary of Veterans Affairs by Substitute Trustee's Deed from Shapiro and Kirsch, LLP, as Substitute Trustee, dated November 30, 2102 and recorded on December 10, 2012 as Instrument Number 20121210-0113446, Register's Office for Davidson County, Tennessee.

This conveyance is being made subject to:

1. Any unpaid real property taxes.
2. Restrictions of record in Book 4504, Page 406, said Register's Office.

3. Master Deed of record in Book 6497, Page 700; and Book 8117, Page 891, said Register's Office.
4. Bylaws of record in Book 6497, Page 720; and Book 8117, Page 901, said Register's Office.
5. Agreement of record in Book 6391, Page 460, said Register's Office.
6. Subdivision Restrictions, Building Lines and Easements of record in Book 6250, Page 159, as amended by Exhibit "A" to Master Deed of record in Book 6497, Page 720, 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 500 Stacy Square Ter., Nashville, TN 37221.

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 9th 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)

Ashley Brent

Printed Name: _____

Title: AVP

STATE OF TN)
Rutherford COUNTY)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $111,000.00

Affiant

Sworn to and subscribed before me this 23 day of January, 2014.

Notary Public

Anne E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 8.16.14

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 9th day of January, 2014.

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.