RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140006702 DEEDWARRSP
Recvd: 01/29/14 12:36 3 pgs
Fees:18.00 Taxes:684.50
20140129-0008119

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):
Mariam Babirv 228 Burgandy Hill Road Nashville, TN 37211	New Owner	172 12 0A 146.00

This Indenture, made on the 15th 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 Mariam Babiry, a single 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 82 ON THE PLAN OF BRADFORD HILLS, SECTION NINE OF RECORD IN BOOK 7900, PAGE 6, AND AMENDED IN BOOK 7900, PAGE 414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING the same property conveyed to Secretary of Veterans Affairs by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, dated September 24, 2103 and recorded on September 30, 2013 as Instrument No. 20130930-0102138, Register's Office for Davidosn 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 7900, Page 6 and amended in Book 7900, Page 414, 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 228 Burgandy Hill Road, 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 15th 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)

abrent

Printed Name: Ashley Brent

Title: AVP

STATE OF Tenne.)
)
Williamson COUNTY)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $185,000.00

Affiant

Sworn to and subscribed before me this 27th day of January, 2014.

Notary Public

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:

April 12, 2015

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 15th 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.