BILL GARRETT, Davidson County
Trans:T20140037749 DEEDWARRSP
Recvd: 05/30/14 10:44 4 pgs
Fees:23.00 Taxes:203.50
20140530-0046536

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): |
|---|---|---|
| Leon H, Greif<br>200 Still Springs Hollow Ct.<br>Nashville, TN 37221 | New Owner | 108120A0510000 |

This Indenture, made on the 20th day of May, 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 Leon H. Greif, an unmarried man, 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:

**PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 45, UNIT NO. 15 ON THE CONDOMINIUM SITE PLAN, PHASE SEVEN, LOTS 29-52 AND 80, SECTION FOUR QUAIL VALLEY, OF RECORD IN PLAT BOOK 5200, PAGE 523, AS REVISED IN A REVISION OF LOTS 38-45 & 80 QUAIL VALLEY, SECTION FOUR, PHASE SEVEN, OF RECORD IN PLAT BOOK 6900, PAGE 815, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID REGISTER'S OFFICE, FOR THE WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF. SUBJECT PROPERTY WAS REMOVED FROM CONDOMINIUM SITE PLAN AND QUAIL VALLEY HOMEOWNERS ASSOCIATION BY RESOLUTION OF RECORD IN BOOK 7716, PAGE 824, SAID REGISTER'S OFFICE, BUT REINSTATED BY RESOLUTION OF RECORD IN BOOK 11401, PAGE 410, SAID REGISTER'S OFFICE AND QUITCLAIM DEED OF RECORD IN BOOK 11401, PAGE 422, SAID REGISTER'S OFFICE. THE EASEMENTS, RESTRICTIVE COVENANTS (ERRONEOUSLY CONVENANTS IN DEED OF TRUST), CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF QUAIL VALLEY, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 6058, PAGE 828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,**

**ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.**

BEING the same property conveyed to The Secretary of Veterans Affairs by Substitute Trustee's Deed from j. Phillips Jones, as Substitute Trustee, dated 03/07/2014 and recorded 03/17/2014 in Instrument No. 20140317-0021926, Register's Office of 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 Plat Book 5200 Page 523 and as revised in Plat Book 6900, Page 815, said Register's Office.
3. Restrictive Covenants contained in the Master Deed and Bi-Laws, of record in Book 6058, Page 828, said Register's Office.
4.

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 3307 Quail View Drive, Nashville, Tennessee 37214.

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 May, 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 )
)
Davidson COUNTY )

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

Affiant

Sworn to and subscribed before me this 29th day of MAY, 2014.

Notary Public

My Commission Expires: 9-9-14

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 May, 2014.

Notary Public
My term expires:

LISA G. KELLEY
Notary Public, State of Texas
My Commission Expires
July 26, 2016

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.