Davidson County DEEDWARRSP
Recvd: 06/04/14 15:59 4 pgs
Fees:23.00 Taxes:360.75
20140604-0048675

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):
Saber Gerges Sahara Girgis 1150 Vultee Blvd., C209 Nashville, TN 37217	New Owner	135120E00500CO

This Indenture, made on the 27th 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 Saber Gerges and Sahara Girgis, a married couple, 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 205, ON THE PLAN OF PHASE ONE, NASHBORO VILLAGE, TRACT 21 OF RECORD IN BOOK 4660, PAGE 159, AS AMENDED BY INSTRUMENT NO. 20031118-0168332 AND NOW INCLUDES THE HORIZONTAL PROPERTY REGIME PRIVATE ELEMENTS, NASHBORO-FAIRWAY POINTE, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL 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 17, 2013 and recorded on September 30, 2013 in Instrument No. 20130930-0102142, 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 4660, Page 159, as amended in Instrument No. 20031118-0168332, 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 2408 Nashboro Blvd., Nashville, TN 37217.

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 27th 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 $97,500.00

Affiant

Sworn to and subscribed before me this 3 day of June, 2014.

Notary Public

My Commission Expires:

01-09-2016

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 27th day of May, 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.

4818-7411-1771, v. 1

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

