BILL GARRETT, Davidson County
Trans:T20140046310 DEEDWARRSP
Recvd: 06/30/14 11:40 3 pgs
Fees:18.00 Taxes:249.94
20140630-0057052

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Andrew J. Flanigan Katherine A. Flanigan 5172 Ashley Drive Nashville, TN 37211	New Owner	119140262.00

This Indenture, made on the 24th day of June, 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 Andrew J. Flanigan and Katherine A. Flanigan, 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:

Land in Davidson County, Tennessee, being Lot Number 39 of the Pleasant View Subdivision; of Mrs. McComb's property as of record in Plat Book 421, Page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to The Secretary of Veterans Affairs by Trustee's Deed from Wilson & Associates, PLLC as Successor Trustee, dated march 25, 2014 and recorded March 26, 2014 as Instrument No. 20140326-0025014, 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 421, Page 134, 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 200 Radnor St. 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 24th day of June, 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)

A Brent

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 $67550.00

Affiant

Sworn to and subscribed before me this 26th day of June, 2014.

Notary Public

My Commission Expires:
11. 3- 2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 24th day of June, 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.