Record Return:
Watauga Title Co
5110 Maryland Way # 120
B'wood TN 37027

BILL GARRETT, Davidson County
Trans:T20140049734 DEEDWARRSP
Recvd: 07/11/14 14:01 3 pgs
Fees:18.00 Taxes:481.00

20140711-0061372

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To:.	Map & Parcel No.	
Carolyn Dale Attorney at Law 2000 Mallory Lane Suite130326 Franklin, TN 37067 615-345-4234	Grantee Ross Derrick 209 Colt Dr. Nashville, TN 37221 (if address blank, closing agent must complete)	Grantee 209 Colt Dr. Nashville, TN 37221 (if address blank, closing agent must complete)	128 10 0 175.00	Prepared without benefit of title review. The preparer has not had any contact with the Grantor or Grantee(s), and did not provide legal advice to any party. Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $130,000.00 cash in hand paid by Ross Derrick, a single man, (the **"Grantee(s)"**), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **The Secretary of Veterans Affairs, an officer of the United States of America, whose address is DEPARTMENT OF VETERANS AFFAIRS, 810 VERMONT AVE NW, WASHINGTON, DC 20420,** hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto the **"Grantee(s)"**, Grantee's successors and assigns, a certain tract or parcel of land in County of Davidson, State of Tennessee, to-wit:.

* GRANTEE - Ross Derrick

The land referred to herein is situated in the State of TN, County of Davidson described as follows:

BEING Lot 170 on the Plat of Stacy Square, Section 4, of record in Plat Book 4460, Page 12, Register's Office of said county, to which plat reference is hereby made for a more complete and accurate description.

Being the same real estate conveyed to Grantor by instrument recorded on 11/25/2013 at Instrument No. 20131125-0121061 in the Register's Office of DavidsonCounty, Tennessee.

Commonly known as 209 Colt Dr., Nashville, TN 37221

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its, personal representatives, successors, and assigns in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions of record, Grantor does hereby covenant with Grantee that title to aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows] REO 53494

IN WITNESS WHEREOF, the GRANTOR has hereunto caused this Deed to be signed on its behalf on the 7th of May, 2014.

THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America

By: _____
Ashley Brent, AVP
Printed Name, Title
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)

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Denton)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Ashley Brent on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she 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 7th day of May, 2014

SE Hurley
Notary Public

My Commission Expires: _____

SHANE E. HURLEY
Notary Public, State of Texas
My Commission Expires
April 15, 2017

OATH OF CONSIDERATION

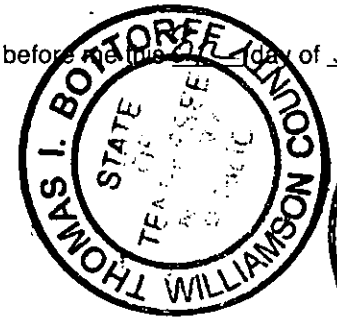
The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

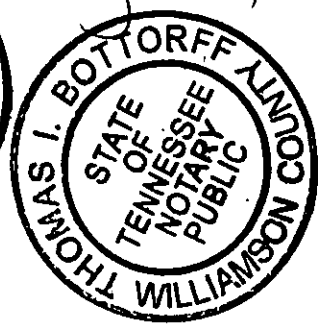
Affiant

SUBSCRIBED AND SWORN TO before me this 5th day of May, 2014.

Notary Public

My Commission Expires: 10/23/17





(For Recording Data Only)