| Davidson County | DEEDWARRSP |
|---|---|
| Recvd: 07/25/14 14:44 | 3 pgs |
| Fees:18.00 Taxes:447.70 | |
| **20140725-0066387** | |

Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

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): |
|---|---|---|
| Scott Baker<br>2996 Melbourne Terrace<br>Mt. Juliet, TN 37122 | New Owner - Scott Baker<br>2996 Melbourne Terrace<br>Mt. Juliet, TN<br>37122 | 063160A025.00 |

This Indenture, made on the 16th day of July, 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 Scott Baker, married, 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:

**All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:**

**Being Lot Number 171 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown of record in Plat Book 6900, Page 550, 551, and 552, Certificate of Correction in Book 7462, Page 445 and Amendment to Change Name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.**

BEING the same property conveyed to The Secretary of Veterans Affairs by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated April 1, 2014 and recorded April 2, 2014 as Instrument Number 20140402-0027499, 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 6900, Page 550, 551, and 552, Certificate of Correction in Book 7462, Page 445 and Amendment to Change Name in Book 8181, Page 112, 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 677 Granwood Blvd., Old Hickory, TN 37138.

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 16th day of July, 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 )
Wilson COUNTY )

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 121,000 .00

Affiant

Sworn to and subscribed before me this 25th day of July, 2014.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Notary Public

My Commission Expires:

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 16th day of July, 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.

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17