BILL GARRETT, Davidson County
Trans:T20140055707 DEEDWARRSP
Recvd: 07/31/14 13:52 4 pgs
Fees:23.00 Taxes:234.21
20140731-0068473

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):
G Square Properties, LLC 7732 Elpine Gray Arlington, TN 38002	New Owner	135080A64300C0

This Indenture, made on the 25th 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 G Square Properties, LLC, 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 Unit No. 643 of Nashboro Village Nineteen Condominium, in condominium or horizontal regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on plan of record in Book 5200, Page 80, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to The Secretary of Veterans Affairs by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated March 10, 2014 and recorded March 12, 2014 as Instrument No. 20140312-0020856, 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 Book 5200, Page 80, said Register's Office.
3. All matters established by Master Deed, of record in Book 5333, Page 957, 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 643 Long Hunter Court, Unit 643, 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 20th 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)

Printed Name: Ashley Brent

Title: AVP

STATE OF TN)
Sumner COUNTY)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $63,300.00

Affiant

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

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires:
SEP 2 0 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 20th 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.

4849-9536-3867, v. 1

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066