BILL GARRETT, Davidson County
Trans:T20140055776 DEEDWARRSP
Recvd: 07/31/14 15:13 3 pgs
Fees:18.00 Taxes:686.35
20140731-0068583

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):
Troy D. Bolin Laura L. Bolin 7711 North State Hwy 59 Casey, IL 62420	New Owner	128-09-070.00

This Indenture, made on the 22nd 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 Troy D. Bolin and Laura L. Bolin, 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 8 on the Plan of Dunaway Woods, Section I, as of record in Book 5200, Page 132, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. This conveyance is made subject to all applicable restrictions, easements, building setback lines and conditions of Record in said Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Secretary of Veterans Affairs by Trustee's Deed from Wilson & Associates PLLC, as Successor Trustee, dated April 24, 2014 and recorded April 24, 2014 in Instrument No. 20140424-0034707, 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 132, 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 7400 Dunaway Dr., Nashville, TN 37221.

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 22nd 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)

ABrent

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 $185,500.00

Carmen Coats
Affiant

Sworn to and subscribed before me this 28TH day of JULY, 2014.

A M C
Notary Public

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

My Commission Expires:

8-23-2016

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 22nd day of July, 2014.

SE Hurley
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.