RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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

BILL GARRETT, Davidson County
Trans:T20150044930 DEEDWARRSP
Recvd: 06/08/15 14:16 3 pgs
Fees:18.00 Taxes:751.10
20150608-0053614

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Steven Porter and Viviana Luison 514 Continental Nashville, TN 37209	New Owner	141120B08100CO

This Indenture, made on the 28 day of April, 20 15, 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 Steven Porter and Viviana Luison, a married couple, 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:

Being Lot Number 76 on the Plan of Southampton, Phase IV, as of record in Plat Book 6250, Page 565, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to The Secretary of Veterans Affairs by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated September 9, 2014, and recorded September 10, 2014, in Instrument No. 20140910-0082675, Register's Office of Davidson County, Tennessee.

This conveyance is being made subject to:

1. Any unpaid real property taxes.
2. All matters of record.

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 1509 Eller Dr., Nashville, TN, 37221.

BOX 10-A

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 28 day of April, 20 15.

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)

Rhonda Daniels

Printed Name: Rhonda Daniels

Title: AVP

STATE OF TN)
Davidson COUNTY)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $203,000.00.

Steve L Porter
Affiant

Sworn to and subscribed before me this 5 day of June, 20 15.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF Texas)
Denton COUNTY)

On this date, before me personally appeared Rhonda Daniels, HVP, 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 28 day of April, 20 15.

Notary Public
My term expires:

LISA G. KELLEY
Notary Public, State of Texas
My Commission Expires
July 26, 2016

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.