STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $63,500.00.

Kristion Booth
Affiant

Sworn to and subscribed before me this 15th day of June, 2015

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

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):
Ganeit N. Ebrahim 5100 Brookstone Ct. Antioch, TN 37013	New Owner(s)	075-11-0-121.00

This Indenture, made on the 9 day of June, 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, DC 20420, hereinafter referred to as **GRANTOR**, and Ganeit N. Ebrahim, unmarried, 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 situated in the County of Davison in the State of TN

BEING LOT NO. 81A OF THE ZONE LOT DIVISION OF LOT NOS. 1, 2, 3, AND 74 THROUGH 82 OF THE MEADOWS OF TULIP GROVE, SECTION 1 OF RECORD IN BOOK 6250, PAGE 304, AMENDING THE PLAN OF RECORD IN BOOK 7013, PAGE 807, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING the same property conveyed to The Secretary of Veterans Affairs by Special Warranty Deed from Bank of America, N.A., dated February 6, 2015, and recorded February 13, 2015, in Instrument No. 20150213-0013310, 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.

This is improved property known as 673 Mercer Dr., Hermitage, TN, 37076.

BILL GARRETT, Davidson County
Trans:T20150048367 DEEDWARRSP
Recvd: 06/17/15 15:33 2 pgs
Fees:13.00 Taxes:234.95
20150617-0057893

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to **GRANTEE**.

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 9 day of June, 20 15.

GRANTOR:

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: Rhonda Daviels

Title: AVP

STATE OF Texas)
)
Denton COUNTY)

On this date, before me personally appeared Rhonda Daviels, AVP, 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 9 day of June, 20 15.

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, Tennessee Bar No. 018953, who certifies that it is in a form that is in accordance with applicable local, state and federal law.