This instrument prepared by:
And Return To:
Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

Davidson County DEEDWARR
Recvd: 12/16/08 09:47 3 pgs
Fees:18.00 Taxes:306.73
20081216-0120376

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
new owner
Robert E. Cooper II

WR Starkey Mortgage, LLP

5505 W. Park Blvd., Suite 300
PLane, TX 75093

****

PROPERTY ADDRESS:

224 Cedarcreek Drive, Nashville, Tennessee 37211

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MAP PARCEL NUMBERS: 1621300-7400

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FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto **Robert E. Cooper II*** ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

***Robert E. Cooper, II, Robert E. Cooper and Robert Cooper being one in the same person.**

This is improved property located on, 224 Cedarcreek Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2008, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

EXHIBIT "A"

Being Lot No. 76 on the Plan of Cedarwood Estates Section 2 as of record in Book 4860, Page 58, Register's Office for Davidson County, Tennessee, for a more complete description reference to said plan is hereby made.

Being the same property conveyed to the Secretary of Veterans Affairs by Trustee's Deed recorded as Instrument No. 20080627-0066224 in the Office of the Davidson County Register.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Asst. Secretary on this the 8 day of December, 2008.

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) the Secretary of Veterans Affairs does not seek to exercise Exclusive jurisdiction over the within described property.

Grantor: Secretary of Veterans Affairs, an Officer of the United States of America

By: Fadarryl Lundy

Its: Fadarryl Lundy asst secretary
Countrywide Pursuant to a delegation of authority contained
in 38 C.F.R. § 36.4342(f)

STATE OF Texas

COUNTY OF Collin

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Fadarryl Lundy pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(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.

Witness my hand and seal at Office in Collin, Texas, this 8 day of Decenber, 2008.

AMY SPRIET
My Commission Expires
October 8, 2012

Notary Public

My Commission Expires: _____

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STATE OF Texas

COUNTY OF Collin

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $$82,900.00.

Walid Mouneimne Affiant

Subscribed and sworn to before me this the 8 day of December, 2008

Notary Public

My Commission Expires: _____

AMY SPRIET
My Commission Expires
October 8, 2012

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/23/2011

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