Return to:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY. 40223
502-893-4371
BPR: 019152

BILL GARRETT, Davidson County
Trans: T20090028290 DEEDWARR
Recvd: 04/30/09 09:15 3 pgs
Fees: 18.00 Taxes: 345.95
20090430-0039200

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:

Mary Ellen Hano c/o Countrywide Bank, FSB
801 Crescent Centre Dr. #510
Franklin, TN 37067

****

PROPERTY ADDRESS:

4244 Valley Grove Drive, Hermitage, Tennessee 37076

New Owner: Mary Ellen Hano ← (address)

****

MAP PARCEL NUMBERS:

86-16-84.00

****

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 **Mary Ellen Hano** ("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"). *Hano, an unmarried woman,

This is improved property located on, 4244 Valley Grove Drive, Hermitage, Tennessee 37076.

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 2009, 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.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Fadarryl Lundy on this the 17th day of March, 2009.

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
Fadarryl Lundy, Assistant Secretary
Its:
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 Richardson, Texas, this 17 day of March 2009.

Notary Public

My Commission Expires:

MARISHELIA JAMES
My Commission Expires
December 11, 2012

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 93,500.00.

Lisbeth Hibbard Affiant

Subscribed and sworn to before me this the 17th day of March, 2009

Notary Public

My Commission Expires:

MARISHELIA JAMES
My Commission Expires
December 11, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee Being Lot 127, Section 5, Valley Grove, as of record in Plat Book 5200, Page 582, Register's office for said county to which plan reference is made for a more complete description.

Being the same property conveyed to the Secretary of Veterans Affairs by Deed recorded as Instrument #20090202-0008523 in the office of the Register of Davidson County, Tennessee.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223