BILL GARRETT, Davidson County
Trans:T20090033380 DEEDWARR
Recvd: 05/20/09 14:00 3 pgs
Fees:18.00 Taxes:416.99
20090520-0046463

This instrument prepared by:

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

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:

NEW OWNER: **Maria Cristina Romine**
121 Marita Ave
Goodlettsville, TN 37072

****

PROPERTY ADDRESS:

121 Marita Avenue, Goodlettsville, Tennessee 37072

****

MAP PARCEL NUMBERS: **33-12-0-041**

****

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 **Maria Cristina Romine** ("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").

This is improved property located on, 121 Marita Avenue, Goodlettsville, Tennessee 37072.

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Assistant Secretary on this the 19th 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

Its: Assistant 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 Richardson, Texas, this 19th day of March, 2009.

Judith L. Casey
Notary Public

My Commission Expires: _____

JUDITH L CASEY
My Commission Expires
January 23, 2013

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 112,700.00.

Fadarryl Lundy
Fadarryl Lundy Affiant

Subscribed and sworn to before me this the 19th day of March, 2009

Judith L. Casey
Notary Public

My Commission Expires: _____

JUDITH L CASEY
My Commission Expires
January 23, 2013

EXHIBIT "A"

Being Lot No. 177 on the Plan of Gatewood, Section 1, as of record in Book 3300, Page 47 thru 52, Register's office, Davidson County, Tennessee.

Being the same property conveyed to the Secretary of Veterans Affairs by Substitute Trustee's Deed recorded as Instrument # 20081029-0108058 in the office of the Register of Davidson County Tennessee

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