BILL GARRETT, Davidson County
Trans:T20090043190 DEEDWARR
Recvd: 06/29/09 11:19 3 pgs
Fees:18.00 Taxes:214.23

20090629-0060116

This instrument prepared by:

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

SPECIAL WARRANTY DEED

****

~~XXXXXXXXXXXXXXXX~~ NEW OWNER:

Jon M. Kipp and Christy L. Kipp, husband and wife

1204 Riverside Rd.
Old Hickory, TN. 37138

SEND TAX BILLS TO:

Bank of America, N.A.
3011 Armory Dr.; Ste 120
Nashville, TN. 37204

****

PROPERTY ADDRESS:
1101
~~1101~~ Cleves St., Old Hickory, Tennessee 37138

****

MAP PARCEL NUMBERS: 044.15-0-363.00

****

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), whose address is c/o Countrywide Home Loans, 2380 Performance Drive, Mail Stop RGV-C81, Richardson, Texas 75082 has this day bargained and sold, and does hereby transfer and convey unto **Jon M. Kipp and Christy L. Kipp, husband and wife,** _____ ("Grantee"), its successors and assigns, whose mailing and Grantee address is 1204 Riverside Rd.-Old Hickory,TN certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

1101

This is improved property located on, ~~1101~~ Cleves St., Old Hickory, Tennessee 37138.

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 Sandra Colgrove on this the 12th day of June, 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: _____

Its: Sandra Colgrove, 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, Sandra Colgrove, Assistant Secretary 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 County, Texas, this 12th day of June, 2009.

_____
Notary Public

My Commission Expires: _____

TAMMIE JONES
My Commission Expires
April 9, 2012

****

STATE OF Texas

COUNTY OF Collin

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is ~~$0.00~~ X $57,900.00

_____
Fadarryl Lundy, Assistant Secretary Affiant

Subscribed and sworn to before me this the 12th day of June, 2009

_____
Notary Public

My Commission Expires: _____

TAMMIE JONES
My Commission Expires
April 9, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot: #110, on the Plan of Section "B", VILLAGE OF OLD HICKORY, as shown by plat appearing of record in Plat Book: #1424, Page: #67, of the Register's Office of the Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Secretary of Veterans Affairs, by Substitute Trustee's Deed dated March 24, 2009 of record as Instrument No. 20090330-0028544, in the Register's Office for Davidson County, Tennessee.

Last Warranty Deed of record conveyed to Duane Mayhew and wife, Martha Jane Mayhew, of record May 17, 2004, as Instrument No. 20040517-0057423, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, setback lines and encumbrances of record in the Register's Office for the aforesaid County.

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