RETURN TO
Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067

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:T20090054869 DEEDWARR
Recvd: 08/11/09 14:10 3 pgs
Fees:18.00 Taxes:206.83
20090811-0075649

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Sandra Chamberlain

6002 Landmark Place

Brentwood, TN 37027

****

PROPERTY ADDRESS:

4000 Anderson Rd. 44, Nashville, Tennessee 37217

****

MAP PARCEL NUMBERS: 136030A044.00CO

****

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 **Sandra Chamberlain,** unmarried ("Grantee"), its successors and assigns, whose mailing and Grantee address is 6002 Landmark Place, Brentwood, TN 37027 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, 4000 Anderson Rd. 44, Nashville, Tennessee 37217.

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 Assistant Secretary on this the 20th day of July, 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: Judith Casey/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, Judith Casey 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 20th day of July, 2009.

AMY SPRIET
My Commission Expires
October 8, 2012

_____
Notary Public

My Commission Expires: _____

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 55,900.00.

_____
Fadarryl Lundy/Affiant

Subscribed and sworn to before me this the 20th day of July, 2009

_____
Notary Public

AMY SPRIET
My Commission Expires
October 8, 2012

My Commission Expires: _____

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: a certain condominium unit in Priest Lake Park Condominium described as follows: Unit No. 44 in a Horizontal Property Regime as shown on the condominium site plan of Priest Lake Park Condominium, as of record in Book 4460, Page 79, amended in Book 4460, Page 88, Register's Office for Davidson County, Tennessee. Subject to Master Deed of Record in Book 4651, Page 412, amended in Book 4943, Page 692, Book 5189, Page 671, by-laws, of record in Book 4651, Page 420, amended in Book 5083, Page 417, Book 8115, page 838, Book 9089, Page 765. Charter of Record in Book 4944, Page 115, rules and regulation of record in Book 7679, Page 173, amended in Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75. Said Register's Office. This is the same description as in previous Deed of Record. This conveyance is made subject to easements, restrictions, encumbrances and ordinances as they affect to premises.

Being the same property conveyed to Gary E. Swygert, a single person by deed from Frances L. Wikstrom, unmarried recorded 03/30/2000 in deed document #200003300031959, in the Register's Office of Davidson County, Tennessee.

For information purposes only: the APN is shown by the County Assessor as APN: 136-3-A-44-CO

Source of Title: Document No. 200003300031959 (Recorded 03/30/00)

Commonly known as: 4000 Anderson Road #44, Nashville, Tennessee 37217.

Tax Parcel No.: 136030A044.00CO

BEING the same property conveyed to Secretary of Veterans Affairs, by Corrected Trustee's Deed dated June 12, 2009, as Instrument Number 20090619-0057104 in the Register's Office for Davidson County, Tennessee.

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