BILL GARRETT, Davidson County
Trans:T20090057745 DEEDWARR
Recvd: 08/24/09 11:40 3 pgs
Fees:18.00 Taxes:345.77
20090824-0079370

This instrument prepared by:
& return to
Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

William L. Renick, III and Sindy E. Bolanos, husband and wife
C/O Department of Veterans Affairs
810 Vermont Avenue N.W.
Washington, DC 20420

****

PROPERTY ADDRESS:

3353 Percy Priest Drive, Nashville, Tennessee 37214

****

MAP PARCEL NUMBERS: 96-16-48

****

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 **William L. Renick III, and Sindy E. Bolanos, husband and wife,** ("Grantees"), as Joint Tenants with right of survivorship, the entire fee to vest in survivor in case of the death of either, its successors and assigns, whose mailing and Grantee address is 3353 Percy Priest Dr-Nashville, TN 37214 certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

NEW OWNER

This is improved property located on, 3353 Percy Priest Drive, Nashville, Tennessee 37214.

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 11th 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: Brad Thompson

Its: Brad Thompson/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, Brad Thompson 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 11th day of June, 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 $93,450.00.

Courtney Hawkins/Affiant

Subscribed and sworn to before me this the 11th day of June, 2009

Judith L Casey
Notary Public

My Commission Expires:

JUDITH L CASEY
My Commission Expires
January 23, 2013

EXHIBIT "A"

BEING Lot #47 on the Plan of Hickory Bend Subdivision, Section 5, as of record in Plat Book #3600, Page #45, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to the Secretary of Veterans Affairs by Substitute Trustee's Deed dated October 8, 2008 and recorded as Instrument #20081106-0110385 in the office of the Register of Davidson County, Tennessee.

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