BILL GARRETT, Davidson County
Trans:T20090069952 DEEDWARR
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Fees:18.00 Taxes:403.30
20091014-0095213

File # 2092636

This instrument prepared by:
and 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:

~~Richard/Alan/Beswick/~~
Gateway Mortgage Group, LLC
6910 East 14th Street
Tulsa, OK 74112

NEW OWNER:

Richard A. Beswick
4012 Tea Garden Way
Antioch, TN 37013

****

PROPERTY ADDRESS:

4012 Tea Garden Way, Antioch, Tennessee 37013

****

MAP PARCEL NUMBERS: 15014004100

****

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 **Richard ~~Alan~~ Beswick,** unmarried ("Grantee"), its successors and assigns, whose mailing address is 4012 Tea Garden Way; Antioch, TN 37013 and Grantee 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, 4012 Tea Garden Way, Antioch, Tennessee 37013.

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 Marishelia James on this the 16th day of September, 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: Marishelia James, 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, Marishelia James 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 16th day of September, 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 $ 109,000.00.

_____
Vicki Sheppard, Affiant

Subscribed and sworn to before me this the 16th day of September, 2009

_____
Notary Public

My Commission Expires: _____

AMY SPRIET
My Commission Expires
October 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 46 on the plan of Jamestown Estates, Section One, as shown on plat of record in Plat Book 6900, Page 592, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Being the same property conveyed to Robert C. Edwards and Sherry O. Edwards by deed of record in book 10373, page 236, recorded 03/07/1997, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dwarren Baker and Netoshi G. Baker by Warranty Deed recorded November 22, 2006, as Instrument No. 200611220144871, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Secretary of Veterans Affairs, by Trustee's Deed dated April 22, 2009, and recorded 04/30/09 as Instrument No. 20090430-0039110 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 4012 Tea Garden Way, Antioch, Tennessee 37013.

Tax Parcel No.: 15014004100

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