Davidson County DEEDWARR
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Fees:23.00 Taxes:349.65
20091020-0096987

File # 2092810

This instrument prepared by:

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

SPECIAL WARRANTY DEED

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SEND TAX BILLS TO:

Clint Haynes and James M. Haynes

1812 Barnwell Court

Hermitage, TN 37076

****

PROPERTY ADDRESS:

716 Netherlands Drive, Hermitage, Tennessee 37076

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MAP PARCEL NUMBERS: 075120058.00

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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 **Clint Haynes, an unmarried man, and James M. Haynes, a married man** ("Grantee"), its successors and assigns, whose mailing and Grantee address is 1812 Barnwell Court, Hermitage, TN 37076 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, 716 Netherlands Drive, Hermitage, Tennessee 37076.

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 14th day of October, 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: Judith Casey

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 14th day of October, 2009.

SANDRA LYN COLGROVE
My Commission Expires
October 29, 2012

Sandra Lyn Colgrove
Notary Public

My Commission Expires: _____

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STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 94,500.00 .

Judith Casey
Judith Casey/Affiant

Subscribed and sworn to before me this the 14th day of October, 2009

Sandra Lyn Colgrove
Notary Public

My Commission Expires: _____

SANDRA LYN COLGROVE
My Commission Expires
October 29, 2012

EXHIBIT "A"

Being Lot No. 69 on the Plan of Meadows of Tulip Grove Section Three of record in Book 6900, page 262 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aaron M. Lew by Warranty Deed recorded August 6, 2004, as Instrument No. 20040806-0095326, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Secretary of Veterans Affairs, by Trustee's Deed dated June 17, 2009, and recorded June 29, 2009, as Instrument No. 20090629-0060315, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 716 Netherlands Drive, Hermitage, Tennessee 37076.

Tax Parcel No.: 075120058.00

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

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

900