**This instrument prepared by:**

File # 2100699

**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:**

**Bank of America, N.A.**

PO Box 961291

Fort Worth, TX 76161-0291

BILL GARRETT, Davidson County
Trans:T20100024219 DEEDWARRSP
Recvd: 04/23/10 11:05 3 pgs
Fees:18.00 Taxes:632.33
20100423-0030779

**********

PROPERTY ADDRESS:

401 Larkway Court, Nashville, Tennessee 37211

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MAP PARCEL NUMBERS: 161-08-0-011.00

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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 **Wesley Neal Cothran, single,** ("Grantee"), its successors and assigns, whose mailing and Grantee address is *401 Larkway Court, Nashville, Tennessee 37211* 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, 401 Larkway Court, Nashville, Tennessee 37211.

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 2010, 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 Cindy Ton,Assistant Secretary on this the 11th day of March, 2010.

**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: Cindy Ton, 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, Cindy Ton, 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 Richardson, Texas, this 11th day of March, 2010.

_____
Notary Public

TAMMIE JONES
My Commission Expires
April 9, 2012

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 $ 170,900.00

_____
Neo'Neshia Stoval, Assistant Secretary - Affiant

Subscribed and sworn to before me this the 11th day of March, 2010.

_____
Notary Public

TAMMIE JONES
My Commission Expires
April 9, 2012

My Commission Expires: _____

**EXHIBIT "A".**

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 22, on the Plan of Kingswood Park as of record in Plat Book 2900, Page 70, Register of Deed Office in Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of lot.

Being the same property conveyed to the Secretary of Veterans Affairs by Substitute Trustee's Deed recorded 11/25/09, of record as Instrument No. 20091125-0108541, Register's Office for Davidson County, Tennessee.

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