This instrument prepared by:

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

File # 10-00377

BILL GARRETT, Davidson County
Trans:T20100035551 DEEDWARRSP
Recvd: 06/11/10 09:23 3 pgs
Fees:18.00 Taxes:399.60
20100611-0045386

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

LARRY COLBERT, JR.

SA Mortgage Services, LLC
dba Birchfield Home Mortgage
4025 Hillsboro Pike Ste 601, Nashville, TN. 37215

****

PROPERTY ADDRESS:

3001 Hamilton Church Road, Unit #307, Antioch, TN 37013

****

MAP PARCEL NUMBERS: 163040A30700CO

****

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 **LARRY COLBERT, JR.** ("Grantee"), its successors and assigns, whose mailing and Grantee address is 3001 Hamilton Church Rd, #307 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, 3001 Hamilton Church Road, Unit #307, Antioch, TN 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 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 Assistant Secretary on this the 3rd day of May, 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 Sandra Colgrove/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, Sandra Colgrove/Asst Secry 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 3rd day of May, 2010.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS — JUDITH L CASEY My Commission Expires January 23, 2013

****

STATE OF TEXAS

COUNTY OF COLLIN

NOTARY PUBLIC STATE OF TEXAS — JUDITH L CASEY My Commission Expires January 23, 2013

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $108,000.00.

_____
Alecia Bryant — Affiant

Subscribed and sworn to before me this the 3rd day of May, 2010

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS — JUDITH L CASEY My Commission Expires January 23, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 307, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Secretary of Veterans Affairs, by Trustee's Deed dated September 9, 2009, and recorded September 17, 2009, at Instrument No. 20090917-0086842, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3001 Hamilton Church Road Unit # 307, Antioch, Tennessee 37013

Tax Parcel ID: 163040A30700CO

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