Rec & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

This instrument prepared by:

File # 10-00075

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

BILL GARRETT, Davidson County
Trans:T20100036231 DEEDWARRSP
Recvd: 06/15/10 10:55 3 pgs
Fees:18.00 Taxes:576.83
20100615-0046410

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Sarah C. Hunter, unmarried
113 Lidgate Terrace
Goodlettsville TN 37072

****

PROPERTY ADDRESS:

113 Lidgate Terrace, Goodlettsville, TN 37072

****

MAP PARCEL NUMBERS: 026 02 0 014.00

****

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 **Sarah C. Hunter, unmarried,** ("Grantee"), its successors and assigns, whose mailing and Grantee address is 113 Lidgate Terr, Goodlettsville TN 37072 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, 113 Lidgate Terrace, Goodlettsville, TN 37072

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 13th day of April, 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: Neo'Neshia Stoval, Asst Secy
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, Neo'Neshia Stoval 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 13th day of April 2010

ALECIA BRYANT
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-06-13

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 $ 155,900.00.

Cindy Ton
Affiant

Subscribed and sworn to before me this the 13th day of April, 2010

ALECIA BRYANT
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-06-13

Notary Public

My Commission Expires: _____

EXHIBIT "A"

Property located in the County of Davidson, Tennessee:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 331, on the Plan of Subdivision of Windsor Green, Phase II, Section III, of record in Book 6900, Page 845, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

There is conveyed with the above described property an individed interest in and to the general and/or restricted common areas and facilities of Windsor Green, Phase II, Section III, as said areas are set forth and defined in restrictions of record in Book 6406, Page 929, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

This is improved property known as 113 Lidgate Terrace, Goodlettsville, TN 37072.

Being the same property conveyed to the Secretary of Veterans Affairs by Substitute Trustee's Deed recorded 01/12/2010 at Instrument No. 20100112-0002918 in the Register's Office for Davidson County, Tennessee.

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