RETURN TO:
Cumberland Title
13026 Lebanon Road, Ste 100
Mt. Juliet, Tennessee 37122

After Recording Return To:
New Millennium Title
1400 Preston Rd
Suite 400
Plano, TX 75093

Davidson County DEEDWARRSP
Recvd: 07/08/10 08:52 4 pgs
Fees:23.00 Taxes:210.90
20100708-0053394

This Instrument Prepared under the supervision of:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
0600400600

SPECIAL WARRANTY DEED

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
(the property being conveyed herein was foreclosure property)

Property Owner:
James B. Rothwell
Cheryl Rothwell
209 Independence St.
Springfield, TN 37172

Send Tax Bills To:
Same as Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 28 day of June, 2010, between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, with a business address of Department of Veterans Affairs, Washington, DC 20420 ("**GRANTOR**"), and JAMES B. ROTHWELL and CHERYL ROTHWELL, husband and wife, residing at 209 Independence St.,Springfield,TN 37172. ("**GRANTEES**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

BEING LOT NO. 54 ON THE PLAN OF SECTION ONE, OAK PARK SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 3600, PAGE 84, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED 10/27/2009 AS INSTRUMENT NO. 20091027-0098780 IN DAVIDSON COUNTY, TENNESSEE.

Property Address: 135 Southridge Drive, Nashville, TN 37207

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

(This space intentionally left blank)

Signature page follows

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Signed, sealed and delivered in our presence:

Shelia Ewing

Shelia Ewing
Printed Name

Alecia Bryant

Alecia Bryant
Printed Name

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America,

By: _____
Cindy Ton, Assistant Secretary
Printed Name

The Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4845(f)

STATE OF TEXAS } **COUNTY OF** COLLIN }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 28 day of June, 2010, the undersigned authority, personally appeared Cindy Ton, who is the Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4845(f) acting on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she executed the same as their free act and deed of said Secretary.

PENNIE CLAYTON
My Commission Expires
February 29, 2012

NOTARY PUBLIC My Commission Expires 2/29/2012

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $57,000.00

Affiant Stephanie Allen

Subscribed and sworn to before me this 28 day of June, 2010.

NOTARY PUBLIC

PENNIE CLAYTON
My Commission Expires
February 29, 2012

My Commission Expires 2/29/2012

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: September 2, 2013

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