BILL GARRETT, Davidson County
Trans:T20100042046 DEEDWARRSP
Recvd: 07/09/10 10:13 3 pgs
Fees:18.00 Taxes:129.50

20100709-0053778

After Recording Return To:
Maverick National Services
5412 West Plano Parkway
Suite 100
Plano, TX 75093
Order No.: 7003381

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:
05010021200

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:
STANLEY/TRENT Davis
1642 Eagle Trace Dr.
Mt. Juliet, TN 37122

Send Tax Bills To:
Same as Property Owner

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

THIS INDENTURE, made this 2 day of July, 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 STANLEY/TRENT Davis, a single/married/unmarried man, residing at 1642 Eagle Trace Dr., Mt. Juliet, TN 37122. ("**GRANTEE**").

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 Grantee the following described premises of real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 134-B, ON THE PLAN OF CHESAPEAKE HOMES, SECTION 4, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 6250, PAGE 932, AND RESUBDIVIDED IN PLAT BOOK 6250, PAGE 933, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH

PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY SUBSTITUTE TRUSTEE DEED DATED MARCH 3, 2010 AT INSTRUMENT NUMBER 20100311-0018531, IN DAVIDSON COUNTY, TENNESSEE.

Property Address: 3427 Fawnwood Place, 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 Grantee. Grantor covenants with the said Grantee 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 Grantee.

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 Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

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

Signed, sealed and delivered in our presence:

Judith Casey

Judith Casey
Printed Name

Shelia Ewing

Shelia Ewing
Printed Name

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

By: _____

Amy Spriet, 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 2 day of July, 2010, the undersigned authority, personally appeared Amy Spriet, 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.

CHARIA S. TURNER
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $35,000.00.

_____
Affiant Cindy Tor

Subscribed and sworn to before me
this 2 day of July, 2010.

NOTARY PUBLIC My Commission Expires: _____

CHARIA S. TURNER
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

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.**