BILL GARRETT, Davidson County
Trans:T20100051407 DEEDWARRSP
Recvd: 08/18/10 14:31 4 pgs
Fees:23.00 Taxes:149.85
20100818-0065412

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNA-100700055S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Roberta Thomas	SEND TAX BILL TO: Roberta Thomas	MAP/PARCEL NUMBERS: 08611 0B 004.00
(Name) 617 Rockwood Dr.	(Name) 617 Rockwood Dr.	
(Address) Hermitage, TN 37076	(Address) Hermitage, TN 37076	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, The Secretary of Veterans Affairs, an Officer of the United States of America, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Roberta Thomas, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 617 Rockwood Dr., Hermitage, TN, 37076, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the August 11,2010 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Pursuant to provisions of 38 USC 3720 (a)(6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

The 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 conatined in 38 C.F.R. Section 36.4342(f)

State of Texas
County of Collin

On this date, before me, personally appeared Cindy Ton, 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.

STEPHANIE ALLEN NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-02-13

Witness my hand and official seal, at office in Richardson, TX, this August 11,2010.

_____
Notary Public
My Commission Expires: 10-2-2013

State of Texas
County of Collin

The actual consideration or value, whichever is greater, for this transfer is $ 40,500.00.

_____
Affiant Vicki Sheppard, Assistant Secretary

Subscribed and sworn to before me this August 11,2010

STEPHANIE ALLEN NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-02-13

_____
Notary Public

My Commission Expires: 10-2-2013

RE: 617 Rockwood Dr., Hermitage, TN 37076

EXHIBIT "A"

Located in Davidson County, Tennessee, further described as follows, to-wit:

Unit umber 5, Building number 5, in Raintree Village, a condominium, created under Chapter 27, Title 64 of the Tennessee code Annotated, as amended, and as established by a Master Deed of record in Book 4753, page 140, as amended and modified by a Deed of amendment of record in Book 4980, page 378, Register's Office for Davidson County, Tennessee, and as shown on the Revised Plat of Heritage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, page 62 through 64, Register's Office for said County, to which reference is hereby made. Garage Number 5-5-G, is a limited common element for the exclusive use of the occupant of said unit.

Being the same real estate conveyed by Trustee's Deed to The Secretary of Veterans Affairs, an Officer of the United States of America 10-15-2009 in Inst. No. 20091015-0095353, Register's Office of Davidson County, Tennessee.

RE: 617 Rockwood Dr., Hermitage, TN 37076

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 617 Rockwood Dr., Hermitage, TN 37076