SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100056832 DEEDWARRSP
Recvd: 09/10/10 10:21 2 pgs
Fees: 13.00 Taxes: 269.73

20100910-0071998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 4, 2011

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coleman Flynn	Peoples Home Equity, Inc.	MAP 72-8
(NAME) 2106 Geneiva Drive	(NAME) 213 Ward Circle, Ste 201	PARCEL 78.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, MADE ON THE 31ST DAY OF AUGUST, 2010 BY AND BETWEEN THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, WHOSE ADDRESS IS DEPARTMENT OF VETERANS AFFAIRS, WASHINGTON, DE 20420, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COLEMAN J. FLYNN AND MICHAEL C. FLYNN, AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 12 on the Plan of Geneiva Heights of record in Plat Book 2083, page 65, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Veterans Affairs by Substitute Trustee's Deed from J. Phillip Jones, filed for record February 22, 2010 in Instrument No. 20100222-0013276, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 2083, page 65, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2106 Geneiva Drive, Nashville, TN 37216**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of August, 2010.

Secretary of Veterans Affairs
An Officer of the United States of America

By the Secretary's duly authorized property management contractor, Countrywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38C.F.R. 36.4845(f)

By:
Name: Cindy Ton
Title: Assistant Secretary

ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Collin

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Cindy Ton, pursuant to a delegation of authority contained in 38 C.F. R. § 36.4845(f), to me known to be the person who executed the foregoing instrument of Behalf of the Secretary of Veterans Affairs, and acknowledged they executed the foregoing instrument for the purpose therein contained as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 31st day of August, 2010.

Commission expires:

Notary Public

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