File No. 100645

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100061679 DEEDWARRSP
Recvd: 09/30/10 12:45 2 pgs
Fees: 13.00 Taxes: 529.10

20100930-0077950

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. Jan.

STATE OF TENNESESE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-3-2012

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg L. Page	First Community Mortgage, Inc	058090A13300CO
(NAME)	(NAME)	
2333 Hockett Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg L. Page, a married man, 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. 125 on the Plan of Creekside Trails, Phase 5, of record in Instrument No: 20051103-0133061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Secretary of Veterans Affairs from J. Phillip Jones, Trustee by Substitute Trustee's Deed dated February 5, 2010 and recorded on February 8, 2010 in Instrument No: 20100208-0009885 Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2333 Hockett Drive, Nashville, TN 37219

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

GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise. The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate. 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.

File No. 100645

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.

Witness my hand this 24th day of September, 2010.

Alecia Bryant

Alecia Bryant

Shelia Ewing

Shelia Ewing

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

By:

Its: Cindy Ton, Assistant Secretary

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 contained in 38 C.F.R. 36.4845(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. 36.4845(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 official seal this 24th day of September, 2010.

Commission expires:

Notary Public

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