File No. 210110058

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/10 08:52 3 pgs
Fees:18.00 Taxes:444.00
20101221-0101273

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 1/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Lawson	Regions Bank d/b/a Regions Mortgage	172120D06600
(NAME)	(NAME)	
7218 Althorp Way	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, The Secretary of Veterans Affairs, and office of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Brandon Lawson, unmarried hereinafter called the grantee(s), HIS 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. 506 on the Plan of Section 2, The Town of Center Homes At Lenox Village, as of record in Instrument 200503220031182, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Howard A. Askew, unmarried by deed dated May 18, 2006 from Regent Homes, LLC of record in Instrument No. 200605190059283. Said property being the same property further conveyed to The Secretary of Veterans Affairs by Deed dated June 11, 2010 from J. Philip Jones, Substitute Trustee of record in Instrument No. 201006160046598, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 200503220031182, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement Easement as shown of record in Instrument No. 200204080042676; Dedication of Easement as shown of record in Instrument No. 200309230140666, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument No. 200203150032826; amended in Instrument No. 200503240032209; Master Deed Restrictions for Lenox Village as shown of record in Instrument No. 200203150032825, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument No. 200204120045831 and Instrument No. 200310160153550, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7218 Althorp Way, Nashville, TN 37211
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 30th day of November, 2010.

The Secretary of Veterans Affairs

By: _____

Alice Chin, Asst Secretary

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

By the Secretary's duly authorized property management contractor,
Countrywide Home Loans Servicing, LP nka BAC Home Loans Servicing,, LP
Pursuant to a delegation of Authority found at 38 C.F.R. 36.4345(f)

Alice chin, Asst Secretary

State of ___TEXAS_____
___COLLIN_____County

On this date, before me personally appeared _____Alice Chin_____, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on bhalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same 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 __17th_ day of ____December_____, 2010.

My Commission Expires: _____

Notary Public

ERICSIMS
NotaryPublic
STATEOFTEXAS
My Comm. Exp. 06-21-14

File Number: 210110058

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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

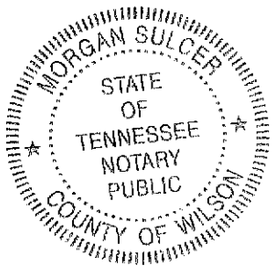
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013