This instrument prepared by:
Secretary of Veterans Affairs
810 Vermont Avenue Northwest
Washington, District of Columbia 20420

Davidson County DEEDWARR
Recvd: 01/27/11 14:54 5 pgs
Fees:28.00 Taxes:116.92
20110127-0007624

Return to:
Chicago Title
Servicelink Division
4000 Industrial Blvd
Aliquippa, PA 15001
251 0019

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Phyllis Gardner
1427 Huffine Street
Nashville, Tennessee 37216

MAIL TAX STATEMENT TO:
Phyllis Gardner
1427 Huffine Street
Nashville, Tennessee 37216

MAP PARCEL NUMBERS:
Map/Parcel:
043130A05400C0

Oath of Consideration Pg 3

FOR AND IN CONSIDERATION of THIRTY-ONE THOUSAND SIX HUNDRED AND NO/100 DOLLARS ($31,600.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Secretary of Veterans Affairs, an Office of the United States of America,** whose address is Department of Veterans Affairs, Washington, DC 20420 has this day bargained and sold, and does hereby transfer and convey unto the said **Phyllis Gardner** A Married Woman, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Secretary of Veterans Affairs by Deed from _____ of record in Book _____, Page _____, said Register's Office.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 323 Forrest Park Road, Madison, Tennessee 37115
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors 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 of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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.

Witness our hand this 1st day of December, 20 10, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Secretary of Veterans Affairs

THE 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 Homes Loans Servicing, L.P.,
pursuant to a delegation of authority found at 38.C.F.R. § 36.4345(f)

Printed Name and Title Eric Sims

ACKNOWLEDGMENT

STATE OF Texas)

COUNTY OF Collin) ss

On this date, before me personally appeared Eric Sims, 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 behalf 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 1st day of December, 20____.

Notary Public
Judith Casey
My term expires: _____

JUDITH L CASEY
My Commission Expires
January 23, 2013

OATH OF CONSIDERATION

State of PA
County of Beaver

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 51,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 26th day of January ~~2008~~ 2011.

Kathy Francis
Affiant
Kathy Francis

Sharon R. Glaab
Notary Public
My commission expires: _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries

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Exhibit "A"
Legal Description

All that certain condominium situated in the County of Davidson, State of Tennessee being known and designated as Unit No. 5-6 of Robin Hood Condominiums, a horizontal property regime established by Master Deed of record in book 5388 page 524, the Plat which is of record in plat book 5200 page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed from WELLS FARGO BANK, NA to THE SECRETARY OF VETERANS AFFAIRS, as described in DEED DOC. # ~~20100616-0046928~~, Dated 06/09/2010 and Recorded 06/16/2010 in DAVIDSON County Records. 20100616-0046928

Tax ID: 043 13 0A 054.00

True Copy Certification

I, Terri Baker, 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~~.

Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member. Pennsylvania Association of Notaries