Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans: T20110008797 DEEDWARRSP
Recvd: 02/11/11 09:45 3 pgs
Fees: 18.00 Taxes: 296.00
20110211-0011880

This instrument prepared by:

File # 11-02941

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Brandon M. Branco

907 Coarsey Drive
Nashville, TN 37215

****

PROPERTY ADDRESS:

515 Anderson Lane, Madison, TN 37115

****

MAP PARCEL NUMBERS: 043-06-0-007.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Secretary of Veterans Affairs, an Officer 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 **Brandon M. Branco** ("Grantee"), its successors and assigns, whose mailing and Grantee address is 907 Coarsey Dr., Nashville, TN certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 515 Anderson Lane, Madison, TN 37115

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2010, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

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 Home Loans Servicing, L.P.,
Pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

Printed Name and Title
Cindy Ton, Assistant Secretary

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. § 36.4345(f), to me known to be the person who executed the foregoing deed and consideration statement 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 06 day of JAN, 2011.

Notary Public

My Term Expires: _____

PENNIE CLAYTON
My Commission Expires
February 29, 2012

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00 (Eighty Thousand and 00/100) dollars

Shelia Ewing, Assistant Secretary Affiant

Subscribed and sworn to before me this the 06 day of JAN, 2011

Notary Public

My Commission Expires: _____

PENNIE CLAYTON
My Commission Expires
February 29, 2012

EXHIBIT "A"

Being part of Lot No. 28 on the Map of Dixie Pure Food Companys Subdivision, as of record in Book 332, Page 51, Registers Office for Davidson County, Tennessee. Being Lot No. 3 on the unrecorded plan of the subdivision of part Lot 28 on said Dixie Pure Food Companys Subdivision, described according to a survey made by Blanchard & Parrish Surveyors, May 31, 1937. Said Lot No. 3 fronts 144.5 feet on the northerly margin of Anderson Lane and extends Back 461.5 feet on the easterly line of 461.7 feet on the westerly line to a dead line in the rear, measuring 109.2 feet thereon.

Being the same property conveyed to Secretary of Veterans Affairs of Washington, D.C., by Substitute Trustee's Deed, dated September 16, 2010, and recorded in Instrument Number 20100923-0075665, Registers Office for Davidson County, Tennessee.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223