This instrument prepared by:

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

File # 11-03469

BILL GARRETT, Davidson County
Trans:T20110016034 DEEDWARRSP
Recvd: 03/18/11 08:23 3 pgs
Fees:18.00 Taxes:358.90
20110318-0021200

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO: (New Owner)

Kurt M Willms
2915 Melbourne Terrace
Mt Juliet, TN 37122

****

PROPERTY ADDRESS:

1433 Quail Run, Nashville, TN 37214

****

MAP PARCEL NUMBERS: 108-12-136.00

****

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 **Kurt M Willms** ("Grantee"), its successors and assigns, whose mailing and Grantee address is 2915 Melbourne Terrace ** 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, 1433 Quail Run, Nashville, TN 37214

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.

** Mt Julet, TN 37122

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
Alice Chin, Asst Secretary

STATE OF TEXAS

COUNTY OF COLLIN

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 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 8th day of March, 2011.

Notary Public

My Term Expires: _____

My County of Residence: _____

ERIC SIMS
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-21-14

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is
$ 97,000.00

Alice Chin Affiant

Subscribed and sworn to before me this the 8th day of March, 2011

Notary Public

My Commission Expires: _____

ERIC SIMS
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-21-14

EXHIBIT "A"

Described property located in Davidson County, Tennessee to wit:

Lot Number 10 on the Plan of Section Two, Trailwood, as of record in Book 6050, Page 148, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Secretary of Veterans Affairs, by Substitute Trustee's Deed dated June 10, 2010, and recorded on July 2, 2010, in Instrument #: 20100702-0052101, in the Register's Office of Davidson County, Tennessee.

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