Return to:

Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

This instrument prepared by:

File # 11-02985

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

BILL GARRETT, Davidson County
Trans:T20110021132 DEEDWARRSP
Recvd: 04/11/11 11:01 3 pgs
Fees:18.00 Taxes:321.90
20110411-0027700

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Roger M. Hendricks and Joan C. Hendricks
PO Box 41696
Nashville TN 37204

****

PROPERTY ADDRESS:

5312 Flagstone Drive, Antioch, TN 37013

****

MAP PARCEL NUMBERS: 176-02-0-083.00

****

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 **Roger M. Hendricks and Joan C. Hendricks** ("Grantee"), its successors and assigns, whose mailing and Grantee address is 5312 Flagstone Dr, Antioch 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, 5312 Flagstone Drive, Antioch, TN 37013

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)

Shelia Ewing
Printed Name and Title
Shelia Ewing, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Shelia Ewing, 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 10th day of January, 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 $87,000.00.

Cindy Ton, Assistant Secretary Affiant

Subscribed and sworn to before me this the 10th day of January, 2011

Notary Public

My Commission Expires:

PENNIE CLAYTON
My Commission Expires
February 29, 2012

EXHIBIT "A"

Being Lot No. 245 on the Plan of Peppertree Forest, Section 18, of record in Plat Book 8250, Page 260, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Secretary of Veterans Affairs, by Trustee's Deed dated September 8, 2010, and recorded on September 13, 2010, in Instrument No. 20100913-0072627, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 5312 Flagstone Drive, Antioch, Tennessee 37013.

Tax Parcel No.: 176-02-0 083.00

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