SPEICAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110025547 DEEDWARRSP
Recvd: 05/02/11 09:50 2 pgs
Fees:13.00 Taxes:214.60
20110502-0033174

STATE OF ~~XXXXXX~~ Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant Yoshi Clipper

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public Judith Casey

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JUDITH L CASEY
My Commission Expires
January 23, 2013

Box 13
#16293

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 42
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erinn Sherlock	US BANK NATIONAL ASSOCIATION	043150035400
(NAME)	(NAME)	
116 Randy Road	3180 RIDER TRAIL SOUTH	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	EARTH CITY, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

This Indenture, made on the 6th day of April, 2011 by and between the SECRETARY OF VETERANS AFFAIRS, and Office of the United States of America, who address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, and Erinn Sherlock,* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*unmarried

Being Lot #49 on the Plan of Rainbow Terrace, Section #3, of record in Book #2133, Page #72, 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 Secretary of Veterans Affairs, by deed of record in Instrument No. 20100624-0049560, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 116 Randy Road, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of April, 2011

Yoshi Clipper

By:

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)

Anibal Rivera

Eric Sims, Asst Secretary

STATE OF Texas

COUNTY OF Collin

On this date, before me personally appeared Eric Sims, Asst Secretary, 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 and affixed my official seal in the State of Texas aforesaid, this 6th day of April, 2011.

Notary Public Judith Casey

My term expires:

NOTARY PUBLIC STATE OF TEXAS

JUDITH L CASEY
My Commission Expires
January 23, 2013