WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,400.00

Affiant Shelia Ewing

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of 4/27/11,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CINDY TON
My Commission Expires
June 18, 2011

CINDY TON
My Commission Expires
June 18, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd. Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Fykes	Same	13306009400
(NAME)	(NAME)	
3615 Floral Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

This Indenture, made on the 27th day of April, 2011 by and between the Secretary of Veterans Affairs, and Office of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, and Joshua Fykes, married, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tiffany Fykes

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Shady Park Subdivision, shown on plat of record in Plat Book 2330, page 88, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Veterans Affairs by Substitute Trustee's Deed from J. Phillip Jones, dated June 25, 2010 and filed of record in Instrument Number 20100629-0050730, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3615 Floral Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110033116 DEEDWARR
Recvd: 06/03/11 09:44 2 pgs
Fees:13.00 Taxes:216.08
20110603-0042516

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)

BY: _____

Printed Name Pennie Clayton
Title Asst./Sec.

STATE OF TEXAS
COUNTY OF COLLIN

On this date, before me personally appeared Pennie Clayton **, 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** 27th **day of April, 2011.**

_____
Notary Public

My term expires: _____

NOTARY PUBLIC STATE OF TEXAS
CINDY TON
My Commission Expires
June 18, 2011