State of Tennessee
County of Davidson

The actual consideration or value- whichever is
Greater, is

_____$46,472.00_____
Affiant
Subscribed and Sworn to before me this 16th day of August, 2011

Notary Public
My Commission Expires: (Affix Seal) 6/9/2013

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20110050929 DEEDWARRSP
Recvd: 08/18/11 11:47 3 pgs
Fees:18.00 Taxes:171.95
20110818-0063946

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin Suarez Serrano, LLC
1355 Terrell Mill Road
Building 1472, Suite 100
Marietta, GA 30067

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
ROBIN EDDIE 710 Warrior Drive Murfreesboro, TN 37128	3717 VALLEY RIDGE DRIVE NASHVILLE, TN 37211	OWNER

MAP PARCEL NUMBER: 13307027800

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

Whose Address is DEPARTMENT OF VETERANS AFFAIRS, WASHINGTON, DC 20420-0002

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

ROBIN EDDIE

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT NUMBER 203 ON THE PLAN OF VALLEY VIEW MEADOWS, SECTION III, AS OF RECORD IN BOOK 3700, PAGE 93, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.
THE GRANTOR RECEIVED TITLE TO THE ABOVE-CAPTIONED REAL ESTATE BY SUBSTITUTE TRUSTEE'S INSTRUMENT NO. 20110425-0031389, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS 3717 VALLEY RIDGE DR, NASHVILLE, TN 37211.

MAP NO. 13307027800

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 12th day of August, 2011.

Signed, sealed and delivered in
the presence of:

Witness/Rocio Fellows

Witness/Melissa Lasthrop

Pursuant to Provisions of 38 U.S.C. 3720(a)(6), The Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

SECRETARY OF VETERANS AFFAIRS,
AN OFFICER OF THE UNITED STATES
OF AMERICA

By: [SEAL]

Its: Judith Casey/Assistant Vice President

BY THE SECRETARY'S DULY
AUTHORIZED PROPERTY
MANAGEMENT CONTRACTOR, BANK
OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS,
SERVICING LP,
FKA COUNTRYWIDE HOME LOANS
SERVICING, LP, PURSUANT TO A
DELEGATION OF AUTHORITY FOUND
AT 38 C.F.R. 36.4345 (F)

On this date before me personally appeared

Judith Casey/Assistant Vice President,
Pursuant to a delegation of authority contained
In 38 C.F.R. Section 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 demand of said Secretary.

In Witness Whereof, I have hereunto set my hand
And affixed my official seal in the State of
Texas aforesaid, this 12th day of
August, 2011.

Notary Public
My commissions Expires:

[NOTARIAL SEAL]

MARIA E CASTILLO
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-11-12

Exhibit A

LOT NUMBER 203 ON THE PLAN OF VALLEY VIEW MEADOWS, SECTION III, AS OF RECORD IN BOOK 3700, PAGE 93, SAID REGISTER`S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.
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