Record and Return
Tennessee Title Services
131 Saundersville Rd S212
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20110064216 DEEDWARRSP
Recvd: 10/14/11 08:32 3 pgs
Fees:18.00 Taxes:495.43
20111014-0079949

File # 11-04989

This instrument prepared by:

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

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Fifth Third Mortgage Company

5001 Kingsley Drive

Cincinnati, OH 45227

****

New owner

PROPERTY ADDRESS:

2616 Western Hills Dr., Nashville, TN 37214

****

MAP PARCEL NUMBERS: 073-03-0-016.00

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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 **Jennifer McAnally,** an unmarried person ("Grantee(s)"), its successors and assigns, whose mailing and Grantee(s) address is 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, 2616 Western Hills Dr., 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 2011, 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,
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)

Printed Name and Title:
Yoshi Clipper Asst VP

STATE OF Texas

COUNTY OF Collin

On this date, before me personally appeared Yoshi Clipper Asst VP, 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 6th day of October, 2011.

Notary Public

My Term Expires: 6-21-14

My County of Residence: Collin

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 $133,900.00.

Yoshi Clipper Asst VP Affiant

Subscribed and sworn to before me this the 6th day of October, 2011

Notary Public

My Commission Expires: 6-21-14

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

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of Sutherland Heights, Section 2, as of record in Plat Book 2663, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to The Secretary of Veterans Affairs by Special Warranty Deed dated May 16, 2011, and recorded on June 13, 2011, in Instrument No. #: 20110613-0044972, in the Register's Office for Davidson County, Tennessee.

More commonly known as: 2616 Western Hills Drive, Nashville, Tennessee 37214.

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