BILL GARRETT, Davidson County
Trans:T20110065011 DEEDWARRSP
Recvd: 10/18/11 10:47 4 pgs
Fees:23.00 Taxes:120.25
20111018-0080867

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNA-1109000395
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: John Kevin Hyneman	SEND TAX BILL TO: John Kevin Hyneman	MAP/PARCEL NUMBERS: 136150B00800C0
(Name)	(Name)	
3350 Players Club Pkwy ste 130 (Address)	3350 Players Club Pkwy Ste 130 (Address)	
Memphis TN 38125 (City) (State) (Zip)	Memphis TN 38125 (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, The Secretary of Veterans Affairs, an Officer of the United States of America, Grantor, has this day bargained and sold, and does hereby transfer and convey unto John Kevin Hyneman, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 3401 Anderson Rd. #8, Antioch, TN, 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 09/21/11 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

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)

Cindy Ton, Assistant Vice President

Printed Name and Title

State of Texas
County of Collin

On this date, before me, personally appeared Cindy Ton, Assistant 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 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.

Witness my hand and official seal, at office in TEXAS, this 09/21/11.

Notary Public
My Commission Expires: 10-2-2013

STEPHANIE ALLEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

State of Texas
County of Collin

The actual consideration or value, whichever is greater, for this transfer is $ 32,500 eo.

Affiant

Subscribed and sworn to before me this 09/21/11.

Notary Public
My Commission Expires: 10-2-2013

TN_REO_SWD_CWDEVA.rdw
AH - CM / LD 01/17/2010 rev.

STEPHANIE ALLEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

EXHIBIT "A"

Being Lot Number 8 on the Plan of a Horizontal Property Regime, Private Element, Phase I, Smith Springs Townhomes, of record in Book 11700, page 16, as revised in Book 11700, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America by Substitute Trustee's Deed from Shellie Wallace, Successor Trustee and Deanna Dorrough, Co -Trustee filed August 5, 2010 in Instrument Number 20100805-0061605, Register's Office for Davidson County, Tennessee.

Commonly known as: 3401 Anderson Road, Antioch, Tennessee 37013

Tax Parcel No.: 136 150B 008.00

RE: 3401 Anderson Rd. #8, Antioch, TN 37013

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 3401 Anderson Rd. #8, Antioch, TN 37013