Davidson County DEEDWARRSP
Recvd: 11/01/11 14:47 4 pgs
Fees:23.00 Taxes:111.37
20111101-0085038

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
JOHN E. SWAIM 1901 FATHERLAND STREET NASHVILLE, TN 37206	JOHN E. SWAIM 1901 FATHERLAND STREET NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF Thirty-Two Thousand Nine Hundred And 00/100 Dollars ($32,900.00) cash in hand paid 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 (herein, "Grantor"), whose address is Department of Veterans Affairs, Washington, DC 20420, hereby sells, transfers and conveys to JOHN E. SWAIM (herein, "Grantee"), whose address is 1901 Fatherland Street, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3825 Hutson Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 6th day of October, 20 11

PIN NO: 061-14-0-015

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

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)

By: _____
Printed Name: Rocio Iniguez Fellows
Title: Assistant Vice President

STATE OF Texas
COUNTY OF Collin

On this date, before me personally appeared Rocio Iniguez Fellows, 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 6th day of October, 2011.

[Affix Notary Seal]

NOTARY PUBLIC STATE OF TEXAS
MARIA E CASTILLO
My Commission Expires
April 11, 2012

_____
SIGNATURE OF NOTARY PUBLIC

My term expires: _____

My county of residence: _____

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 30,100.00.

signature _____ Affiant

Subscribed and sworn to under oath before me, this 24th day of October, 2011.

[Affix Notary Seal]

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8/19/14

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Maplewood Heights second subdivision, of record in Book 547, page 104, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20110801-0058626 on Aug. 1, 2011

PIN NO: 061-14-0-015

STREET ADDRESS:

3825 Hutson Avenue, Nashville, TN 37216

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

11-32206