This instrument prepared by:

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

Return To:
File # 11-05394
Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO: (New Owner)

Marvin Cook
P.O. Box 148761
Nashville, TN 37214

****

PROPERTY ADDRESS:

3227 Crowe Dr, Nashville, TN 37218

****

MAP PARCEL NUMBERS: 080 08 037.00

****

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 **Marvin Cook,** unmarried **(marital status), (Grantee(s)")**, its successors and assigns, whose mailing and Grantee(s) address is PO Box 148761, Nash, TN 37214 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, 3227 Crowe Dr, Nashville, TN 37218

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.

BILL GARRETT, Davidson County
Trans:T20110069694 DEEDWARRSP
Recvd: 11/04/11 12:38 3 pgs
Fees:18.00 Taxes:99.90
20111104-0086331

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)

Alecia Bryant

Printed Name and Title
Alecia Bryant, AVP

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Alecia Bryant, 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 28th day of Oct, 2011.

Notary Public

CINDY TON
Notary Public,
STATE OF TEXAS
My Comm. Exp. 07-01-15

My Term Expires: _____

My County of Residence: Collin

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $27,000.00.

Stephanie Allen — Affiant

Subscribed and sworn to before me this the 28th day of Oct, 2011

Notary Public

My Commission Expires: _____

CINDY TON
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-01-15

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 321 on the Plan of Section One, Bordeaux Gardens, of record in Book 3300, Page 91, Register's Office for said County.

Being the same property conveyed to The Secretary of Veterans Affairs by Trustee's Deed recorded on March 3, 2011, as Instrument #: 20110303-0017110, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3227 Crowe Drive, Nashville, Tennessee 37218.

Tax Parcel No.: 080 08 037.00

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