This instrument prepared by:

File # 11-05315

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

BILL GARRETT, Davidson County
Trans:T20110071153 DEEDWARRSP
Recvd: 11/10/11 11:48 3 pgs
Fees:18.00 Taxes:333.00
20111110-0088055

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Daryl Spicer
2007 Kimberly Drive

Mt. Juliet, TN 37122

****

PROPERTY ADDRESS:

3709 Creston Court, Hermitage, TN 37076

****

MAP PARCEL NUMBERS: 87I-A-121CO

****

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 **Daryl Spicer,** married **(marital status)** ("Grantee(s)"), its successors and assigns, whose mailing and Grantee(s) address is 3709 Creston Ct, Hermitage, TN 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, 3709 Creston Court, Hermitage, TN 37076

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 Sandra Colgrove/Assistant Vice President

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Sandra Colgrove/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 19th day of October, 2011.

Notary Public

My Term Expires: _____

My County of Residence: Collin

YOSHI CLIPPER
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-22-13

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

Sandra Colgrove/Assistant Vice President Affiant

Subscribed and sworn to before me this the 19th day of October, 2011

Notary Public

My Commission Expires: _____

YOSHI CLIPPER
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-22-13

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 48 ON THE PLAN OF SECTION FOUR CHESNEY GLEN OF RECORD IN BOOK 9700, PAGE 844, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF VETERANS AFFAIRS BY SUBSTITUTE TRUSTEE'S DEED RECORDED ON JULY 22, 2011, AT INSTRUMENT #20110722-0056417, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS:
3709 CRESTON COURT
HERMITAGE, TN 37076

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