BILL GARRETT, Davidson County
Trans:T20110077267 DEEDWARRSP
Recvd: 12/07/11 10:08 3 pgs
Fees:18.00 Taxes:125.80
20111207-0095396

This instrument prepared by:

File # 11-05582

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

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

William L. Baugher
P.O. Box 943
Brentwood, TN 37024-0943

****

PROPERTY ADDRESS:

1921 Dahlia Circle, Nashville, TN 37210

****

MAP PARCEL NUMBERS: 09505000700

****

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 **William L. Baugher,** married **(marital status),** ("Grantee(s)"), its successors and assigns, whose mailing and Grantee(s) address is P.O. Box 943, Brentwood, TN 37024*-0943 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, 1921 Dahlia Circle, Nashville, TN 37210

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)

Judith Casey

Printed Name and Title
Judith Casey/Assistant Vice President

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Judith Casey, 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 22nd day of Nov, 2011.

Notary Public

My Term Expires: 2/24/15

My County of Residence: Collin

ROCIO INIGUEZ FELLOWS
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-24-15

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $34,000.00.

Judith Casey

Judith Casey/AVP Affiant

Subscribed and sworn to before me this the 22nd day of November, 201

ROCIO INIGUEZ FELLOWS
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-24-15

Notary Public

My Commission Expires: 2/24/15

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 51, on the Plan of Dahlia Gardens, as of record in Book 2663, Page 93, in the Register's Office of Davidson County, Tennessee. Said Lot Number 51 fronts 55 feet on the Northeasterly side of Dahlia Circle and extends back 352.3 feet on the Westerly line and 175.6 feet on the Southerly line to a dead line measuring 416 feet thereon.

Being the same property conveyed to The Secretary of Veterans Affairs by Trustee's Deed recorded on May 16, 2011, in Instrument #: 20110516-0037423, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1921 Dahlia Circle, Nashville, Tennessee 37210.

Tax Parcel No.: 09505000700

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