BILL GARRETT, Davidson County
Trans:T20110077452 DEEDWARRSP
Recvd: 12/07/11 13:56 3 pgs
Fees:18.00 Taxes:506.53
20111207-0095624

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

JENNIFER A. WALKER
617 HARPETH KNOLL ROAD
NASHVILLE, TN 37221

OWNER (SEND TAX BILLS TO):

~~JENNIFER A. WALKER~~
~~617 HARPETH KNOLL ROAD~~
~~NASHVILLE, TN 37221~~

Bank Of America
840 Crescent Ctr. Dr.
Ste 460
Franklin, TN 37067

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirty-Six Thousand Nine Hundred And 00/100 Dollars ($136,900.00) 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 JENNIFER A. WALKER (herein, "Grantee"), whose address is 617 Harpeth Knoll Road, Nashville, TN 37221, 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: 617 Harpeth Knoll Road, Nashville, TN 37221

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 2nd day of November, 2011.

PIN NO: 156-02-0-036

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 2nd day of November, 20 11.

[Affix Notary Seal]

MARIA E CASTILLO NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-11-12

_____
SIGNATURE OF NOTARY PUBLIC

My term expires: _____

My county of residence: _____

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 136,900.00.

signature Barbara Nicks

Subscribed and sworn to under oath before me, this 5th day of December, 2011.

[Affix Notary Seal]

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

Donna C. Pionk
SIGNATURE OF NOTARY PUBLIC
My commission expires: 1-9-2012

EXHIBIT A

[Legal Description]

Described property located in Davidson County, Tennessee, to wit:

Lot Number 384, on the Plan of Section 3, Harpeth Valley Park, and Resubdivision of Lot 246, Harpeth Valley Park, Section 2, of record in Book 4175, Page 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot Number 384 fronts 95.0 feet on the northwesterly margin of Harpeth Knoll Road and extends back 180.6 feet on the northeasterly line and 183.4 feet on the southwesterly line to a dead line in the rear, measuring 41.6 feet thereon.

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, as Instrument No. 20110407-0026956 on April 7, 2011.

PIN NO: 156-02-0-036

STREET ADDRESS:

617 Harpeth Knoll Road, Nashville, TN 37221