BILL GARRETT, Davidson County
Trans:T20120001842 DEEDWARRSP
Recvd: 01/09/12 11:47 3 pgs
Fees:18.00 Taxes:205.35



20120109-0002132

STTN#:01291-1409

After Recording Return To:
Stewart Title
13026 Lebanon Rd. Ste 100
Mt Juliet, TN 37122

Prepared:
Nancy Webber, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE
FOR CLOSING

Map & Parcel:
075-01-0-039.00

SPECIAL WARRANTY DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)

Property Owner:
Peter R. Morris
389 Willow Bough Lane
Old Hickory, TN 37138

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 4th day of January, 2012, between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, with a business address of Department of Veterans Affairs, Washington, DC 20420 ("**GRANTOR**"), and PETER R. MORRIS, a single/married/unmarried person, residing at 389 Willow Bough Lane, Old Hickory, Tennessee 37138. ("**GRANTEE**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises of real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 76, ON THE PLAN OF SECTION TWELVE HERMITAGE HILLS, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 4675, PAGE 125, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF SAID LOT.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED MARCH 14, 2011 AS INSTRUMENT NUMBER 20110314-0020123, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 901 Oak Vale, Hermitage, Tennessee 37076

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee. Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

Signature page follows

Dated this 4th day of January, 2012.

GRANTOR:
Recording state does not require witnesses.

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America

By: _____
Eric Sims, Asst VP
Printed Name **Title**

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)

STATE OF Texas

Collin **COUNTY**

ACKNOWLEDGED AND EXECUTED BEFORE ME, this 4th day of January, 2012, the undersigned authority, personally appeared Eric Sims, who is 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) acting on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me **or** who has shown Photo ID as identification, who acknowledged that he/she executed the same as their free act and deed of said Secretary.

ALICE P CHIN
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-16-14

_____
NOTARY PUBLIC My Commission Expires
Alice P Chin

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $55,500.00.

_____
Affiant Maria Castillo

Subscribed and sworn to before me this 4th day of January, 2012.

ALICE P CHIN
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-16-14

_____
NOTARY PUBLIC My Commission Expires:
Alice P Chin

The preparer did not conduct title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) nor was any legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**