This instrument prepared by:

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

File # 11-05747

BILL GARRETT, Davidson County
Trans:T20120002677 DEEDWARRSP
Recvd: 01/11/12 14:38 3 pgs
Fees:18.00 Taxes:170.20
20120111-0003041

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO: New Owner

Andrew Brown
708 Cleves St.
Old Hickory, TN 37138

****

PROPERTY ADDRESS:

500 Jones Street, Old Hickory, TN 37138

****

MAP PARCEL NUMBERS: 44-11-158

****

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 **Andrew Brown,** married **(marital status)**, ("Grantee(s)"), its successors and assigns, whose mailing and Grantee(s) address is 708 Cleves St, Old Hickory, TN 37138 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, 500 Jones Street, Old Hickory, TN 37138

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)

Alecia Bryant

Printed Name and Title
Alecia Bryant, Asst Vice President

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 21st day of Dec, 2011.

Shelia Ewing

Notary Public

My Term Expires: 6-21-14

My County of Residence: Collin

SHELIA EWING
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-21-14

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $46,000.00.

Stephanie Allen

Affiant

Subscribed and sworn to before me this the 21st day of Dec, 2011

Shelia Ewing

Notary Public

My Commission Expires: 6-21-14

SHELIA EWING
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-21-14

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT #11 ON THE PLAN OF SECTION "A", VILLAGE OF OLD HICKORY AS OF RECORD IN BOOK 1424, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT #11, BEING A CORNER LOT, FRONTS 53.1 FEET ON THE WESTERLY MARGIN OF JONES STREET, 83 FEET ON THE SOUTHERLY MARGIN OF FIFTH STREET AND 15.6 FEET ALONG THE CURVING CORNER OF SAID INTERSECTION; AND RUNS BACK BETWEEN CONVERGING LINE 63.8 FEET ON THE WESTERLY SIDE LINE AND 91 FEET ON THE SOUTHERLY LINE TO A POINT AT THE REAR.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF VETERANS AFFAIRS BY SUBSTITUTE TRUSTEE'S DEED, RECORDED ON OCTOBER 11, 2011, IN INSTRUMENT #: 20111011-0078825, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS:
500 JONES STREET
OLD HICKORY, TN 37138

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