BILL GARRETT, Davidson County
Trans:T20120008969 DEEDWARRSP
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Fees:13.00 Taxes:476.93



20120206-0010590

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS SPECIAL WARRANTY DEED, made and executed this 13 day of January, 2012, by and between SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, its successors and/or assigns, whose mailing address is: Department of Veterans Affairs, Washington D.C. 20420, as **GRANTOR**; and DAVID ACLIS, whose mailing address is: 411 Mountain High Drive, Antioch, TN 37013, as **GRANTEE**.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and confirm unto the Grantee all that certain land situate in the County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as:

See EXHIBIT "A" attached hereto and made a part hereof.

SUBJECT to taxes for year of conveyance and subsequent years; and subject to all covenants, zoning, restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision, and public utilities of record; this reference to said restrictions shall not operate to reimpose the same;

THIS DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, in law or in equity, to the only proper use and benefit of the Grantee forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, though or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness signature
print witness name Judtih Casey

Witness signature
print witness name Eric Sims

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,
f/k/a Countrywide Home Loans Servicing LP,
pursuant to a delegation of authority
found at 38 C.F.R. 36.4345(f).

By:

Its: Maria E Castillo Asst.Vice President

STATE OF TEXAS:
COUNTY OF COLLIN:

On this date, before me personally appeared Maria E Castillo, 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/she executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal in the State of Texas aforesaid, this 13 day of January, 2012.

(Notary Seal)

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

Notary Public
Print name: Alice P. Chin
Notary Commission No.:
My Commission Expires:

Prepared by: Adeline Cabanillas State Title
State Title
300 W Fee Ave., Suite
Melbourne, FL 32901

Send Tax Bill to: New Owner
821 Birchmill Point North
Antioch, TN 37013

EXHIBIT "A"

Being all of Lot No. 132, on the plan of Final Plat, Section 1, The Preserve at Old Hickory, Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20060824-0104548, and in instrument Number 20061208-0152023; Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087; Easement to Colonial Pipeline of record in Book 4542, page 131, in Book 3616, Page 453, in Book 3570, Page 13, and in Book 3571, page 599; Easement to First Suburban Water District of record in Book 4453, page 154; Transmission Line Easements to United States of America of record in Book 4425, page 582, and in Book 2346. Page 378; Declaration of Taking to United States of America TVA of record in Book 11335, page 609, and in Instrument Number 20021017-0127752: Storm Water Detention Agreement of record in Instrument Number 20041103 0132562; Charter of Homeowners' Association of record in Instrument Number 20060824-0104548, Easement to TDS Telecom of record in Instrument Number 20061013-0127208; and to any and all matters shown on said plat and survey of record in Instrument Number 20060824-0104545; all of said Register's Office.

Being the same property conveyed to Jason S. Clover and Christine D. Clover by Warranty Deed recorded February 3, 2007, as Instrument No. 20070205-0014867, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Secretary of Veterans Affairs by Trustee Deed from J.P. Sellers, Co-Trustee, dated July 28, 2011 and recorded August 1, 2011, of record in Instrument No. 20110801-0058992, said Register's Office.

Commonly known as: 821 Birchmill Point N, Antioch, Tennessee 37013.
Tax Parcel No.: 175 060A 078.00

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $128,900.00

Affiant

Subscribed and sworn to before me, this 13th day of January, 2012.

Notary Public
My Commission Expires 9/3/12

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY