BILL GARRETT, Davidson County
Trans:T20120021170 DEEDWARRSP
Recvd: 03/23/12 10:07 3 pgs
Fees:18.00 Taxes:317.28
20120323-0024842

prepared by:
A. Barros
P.O. Box 60114
Palm Bay, FL 32906

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $85,750.00

Affiant/Judith Casey/AVP

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 21st DAY OF MARCH, 2012.

ERIC SIMS
Notary Public
STATE OF TEXAS
My Comm. Exp: 06-21-14

Notary Public/Eric Sims
My Commission Expires: 6-21-2014

FROM:
The Secretary of Veterans Affairs an Officer of the United States of America

TO:
James Berry and Diana Berry

ADDRESS OF NEW OWNER:
James Berry and Diana Berry
~~1939 Shayna Loop~~
~~Antioch, TN 37013~~
3617 Fair Meadows Ct.
Nashville, TN 37211

SEND TAX BILLS TO:
Fifth Third Mortgage
5001 Kinglsey Drive
Cincinnati, OH 45227

MAP-PARCEL NO.:
173050A26400

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS SPECIAL WARRANTY DEED, made and executed this 21st day of March, 2012, by and between THE 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 JAMES BERRY and DIANA BERRY, whose mailing address is: 1933 Shaylin Loop, Antioch, TN 37013, **as GRANTEE**.

WITNESSETH:

That the Grantor, for and in consideration of the sum of $85,750.00 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.

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: Judith Casey
Judith Casey
Its: 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 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 21st day of March, 2012.

A-40039
(Notary Seal)

Notary Public
Print name: Eric Sims
Notary Commission No.: 2830755-3
My Commission Expires: 6-21-2014

ERIC SIMS
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-21-14

EXHIBIT "A"

Being all of Lot Number 264, on the plan of Barnes Crossing, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed appearing of record in instrument Number 20050721-0084791, and amended of record in instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which is plat reference is hereby made for more complete details of location and description of said lot.

This conveyance is made subject to Master Deed and By-Laws contained in instrument of record in instrument Number 20050721-0084791, in instrument Number 20050805-0092480, and in instrument Number 20051114-0136938; Easement to Metro of record in instrument Number 20050721-0084791, and in instrument Number 20050811-0095171; Charter of Home Owner's Association included in Master Deed as Exhibit B; Planned Unit Development Boundary of record in instrument Number 20050128-0010427; and to any and all matters shown on said Master Deed of record in instrument Number 20050721-0084791, and amended of record in instrument Number 20051114-0136938; all of said Register's office.

Being the same property conveyed to THE SECRETARY OF VETERANS AFFAIRS; by Trustee's Deed recorded December 19, 2011, as instrument No. 20111219-0098987, Registers Office of Davidson County, Tennessee.

Commonly Known as: 1933 Shaylin Loop, Antioch, Tennessee 37013.

Tax Parcel No: 173 050A 264.00