Davidson County DEEDWARRSP
Recvd: 04/02/12 15:47 5 pgs
Fees:28.00 Taxes:151.70
20120402-0027861

SPECIAL WARRANTY DEED

01288-7783

MAIL RECORDED DEED TO:

IRIS MORENA ERAZO DERAS
3109 TOWNE VILLAGE ROAD
ANTIOCH, TN 37013

OWNER (SEND TAX BILLS TO):

IRIS MORENA ERAZO DERAS
3109 TOWNE VILLAGE ROAD
ANTIOCH,T N 37013

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-ONE THOUSAND AND 00/100 Dollars ($41,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America (herein, "Grantor"), whose address is 810 Vermont Avenue NW, Washington, DC 20420, hereby sells, transfers and conveys to IRIS MORENA ERAZO DERAS (herein, "Grantee"), whose address is 3109 Towne Village Road, Antioch, TN 37013, 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: 220 Oceanfront Circle S, Antioch, TN 37013

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 26th day of March, 20 12.

PIN NO: 165-05-0A-067.00-C

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 26th day of March, 20 12

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My term expires: 10/8/12
My county of residence: Collin

NOTARY PUBLIC STATE OF TEXAS
AMY SPRIET
My Commission Expires
October 8, 2012

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $ 41,000.00.

GRANTEE

Grantee signature Iris Morena Erazo Deras
Iris Morena Erazo Deras

Subscribed and sworn to under oath before me, this 30 day of March, 2012

[Affix Notary Seal]

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-3-15

EXHIBIT A

[Legal Description]

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67, ON THE PLAN OF SOUTH SHORE, SECTION 1, PHASE 1, AS SHOWN ON PLAT OF RECORD IN PLAT INSTRUMENT NO. 20020624-0075604, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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, in Instrument Number 20120118-0004830 on January 18, 2012.

PIN NO: 165-05-0A-067.00-C

STREET ADDRESS:

220 Oceanfront Circle S, Antioch, TN 37013

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

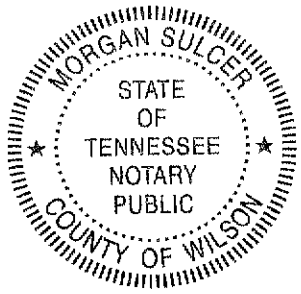
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013