Prepared By: State Title
300 West Fee Avenue
Melbourne, FL 32901

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

New Owners: Russell L. Crouch Sr.
215 Long Valley Roade
Brentwood, TN 37027

SendSend Tax Bills To: Russell L. Crouch Sr.
P O Box 41696
Nashville, TN 37204

Map/Parcel: 135-14-0A-032.00

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS SPECIAL WARRANTY DEED, made and executed this 19th day of April, 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 RUSSELL L. CROUCH, SR., whose mailing address is: 215 Long Valley Road, Brentwood, TN 37027, **as GRANTEE**.

WITNESSETH:

That the Grantor, for and in consideration of the sum of $97,000.00 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

BILL GARRETT, Davidson County
Trans:T20120032926 DEEDWARRSP
Recvd: 05/04/12 10:55 3 pgs
Fees:18.00 Taxes:358.90

20120504-0038537

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 19th day of April, 2012.

A-40038
(Notary Seal)

MARIA E CASTILLO
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-11-16

Notary Public
Print name: Maria E. Castillo
Notary Commission No.: 12648072-5
My Commission Expires: 4-11-2016

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

Affiant

SWORN TO and subscribed before me this 2nd day of May, 2012.

Notary Public

My Commission Expires:

MARGARET A. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

EXHIBIT "A"

Described property located in Davidson County, Tennessee, to wit:

Lot Number 32, on the Plan of Pinnacle Point Subdivision, Phase Two, of record in Plat Book 6900, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This legal description is identical with that in the SUBSTITUTE TRUSTEE'S DEED recorded in Instrument No. 20111227- 0100828 in the Register's Office of Davidson County, Tennessee.

The Grantor received title to the above-captioned real estate by SUBSTITUTE TRUSTEE'S DEED of record in Instrument No. 20111227- 0100828 in the Register's Office of Davidson County, Tennessee.