Davidson County DEEDWARRSP
Recvd: 05/07/12 14:04 4 pgs
Fees:23.00 Taxes:1054.50
20120507-0039307

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS SPECIAL WARRANTY DEED, made and executed this 19th 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 DWIGHT BONIFACIUS, whose mailing address is: 9166 Sydney Lane, Brentwood, TN 37027, **as GRANTEE**.

WITNESSETH:

That the Grantor, for and in consideration of the sum of $285,000.00 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: _____

Its: Alecia Bryant, AVP

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 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 March, 2012.

A-39907
(Notary Seal)

_____
Notary Public
Print name: Russell W Black
Notary Commission No.: ~~2-8-16~~ 128877745-6
My Commission Expires: 2-8-16

RUSSELL W BLACK
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-08-16

EXHIBIT "A"

Bring Lot Number 68, on the plan of Phase One, Cleveland Hall Subdivision, of record in Book 11700, Page 51, and corrected in Instrument 199912090301348, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to THE SECRETARY OF VETERANS AFFAIRS by Warranty Deed recorded October 17, 2011, as Instrument No. 20111017-0080546, Register's Office for Davidson County, Tennessee.

Commonly known as: 1424 Station Four Lane, Old Hickory, Tennessee 37138.

TAX ID NO. 06405009700

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of May, 2012.

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
Commission Expiration: 10.5.2015

ADDRESS OF NEW OWNER:
Dwight Bonifacius
9166 Sydney Lane
Brentwood, TN 37027

SEND TAX BILLS TO:
Secretary of VA
P.O. Box 961291
Ft. Worth, TX 76161-0291

MAP-PARCEL:
06405009700

Certificate of Authenticity

I, Julia A. Hirt, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.