Record & Return to:
Signature Title Services, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

State of Tennessee
County of Davidson

The actual consideration or value- whichever is
Greater, is $43,000.00

Judith Casey

Affiant/Judith Casey/Assistant Vice President
Subscribed and Sworn to before me this 30th day of May, 2012

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

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

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
~~XXXXXXXXXXXXXXXXXX~~ Christopher L Eby	107 MAYME CRT MADISON, TN 37115	NEW OWNER

MAP PARCEL NUMBER: 03414001700

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

Whose Address is DEPARTMENT OF VETERANS AFFAIRS, WASHINGTON, DC 20420-0002

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

CHRISTOPHER L. EBY, a married man

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20120050941 DEEDWARRSP
Recvd: 07/11/12 11:25 3 pgs
Fees:18.00 Taxes:159.10
20120711-0060812

In witness whereof the undersigned has executed this the 30th day of May, 2012.

Signed, sealed and delivered in
the presence of:

Witness/Amy Bell

Witness/Alice Chin

SECRETARY OF VETERANS AFFAIRS,
AN OFFICER OF THE UNITED STATES
OF AMERICA

By: [SEAL]

Its: Judith Casey/Assistant Vice President

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)

STATE OF TEXAS

COUNTY OF COLLIN

I, Eric Sims, hereby certify that on this date before me personally appeared Judith Casey, Pursuant to the delegation of authority, to me known to be the person who executed the foregoing instrument on behalf of the Company or Corporation, and acknowledged that she executed the same as the free act and demand of said Company.

Witness my hand and official seal at office this 30th day of May, 2012.

(SEAL)

Signature of Notary Public

Eric Sims
Printed Name of Notary

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

My Commission expires on June, 21, 2014.

Exhibit A

Lot Number 10, on the plan of Stanley Heights Subdivision, as shown on plat of record in Plat Book 3300, Page 74, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF VETERANS AFFAIRS BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP DATED 03/16/11 AND RECORDED ON 03/23/11 I INSTRUMENT NO. 20110323-0022536, SAID REGISTER'S OFFICE FOR SAID COUNTY.