Davidson County DEEDWARRSP
Recvd: 07/17/12 10:05 4 pgs
Fees:23.00 Taxes:180.93
20120717-0062720

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS SPECIAL WARRANTY DEED, made and executed this 9th day of July, 2012, by and between SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose mailing address is: Department of Veterans Affairs, Washington D.C. 20420, as **GRANTOR**; and GREGORY B. GILES, married, whose mailing address is: 2802 Acklen Avenue, Nashville, TN 37212, as **GRANTEE**.

WITNESSETH:

That the Grantor, for and in consideration of the sum of $48,900.00 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 9th day of July, 2012.

A-41750
(Notary Seal)

STEPHANIE ALLEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

Notary Public
Print name: Stephanie Allen
Notary Commission No.:
My Commission Expires: 10/2/2013

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration of value, whichever is greater for this transfer is $48,900.00.

Affiant

SubOcribed and sworn to before me this 16 day of July, 2012.

Notary Public

My Commission Expires 6/25/15

ROSEMARY P. SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Described property located in Davidson County, Tennessee, to wit:
Lot Number 16 on the Plan of Farley Heights, Second Addition, as shown on plat of record in Book 2330, Page 100, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This legal description is identical with that in Deed of Trust recorded in Book 9935, Page 58 in the Register's Office of Davidson County, Tennessee.

The Grantor received title to the above-captioned real estate by a Substitute Trustee's Deed of record in Instrument Number 20111031-0084339, in the Registers Office of Davidson County, Tennessee.

The last deed of record is a Substitute Trustee's Deed, recorded in Instrument Number 20111031-0084339, in the Register's Office for Davidson County, Tennessee.

New owner
and
Mail Tax Bills to:
Gregory B Giles
2802 Acklen Ave.
Nashville TN 37212

Map + Parcel
130070/206.00

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

