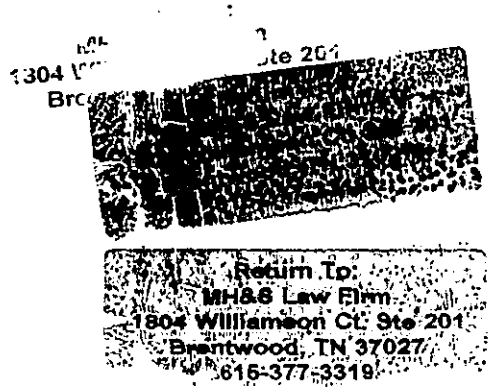



Recording requested by:
McCann, Hubbard & Solomon
1804 Williamson Ct. #201
Brentwood, TN 37027

and when recorded, please return this deed and tax statements to:
Mark Hamilton
8326 Carriage Hills Dr.
Brentwood, TN 37027

Above reserved for official use only

# SPECIAL WARRANTY DEED

This Indenture, made on the 29th day of June, 2012 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, and Mark Hamilton, whose address is 8326 Carriage Hills Dr., Brentwood, TN 37027, hereinafter referred to as Grantee.

FOR A VALUABLE CONSIDERATION, in the amount of SIXTY FIVE THOUSAND AND 00/100 DOLLARS ($65,000.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, hereby CONVEYS and SPECIALLY WARRANTS to Grantee, all right, title, interest and claim to the following real property in the City of Antioch, County of Davidson, State of Tennessee with the following legal description:

Land in Davidson County, Tennessee being Lot Number 81 on the Plan of Picadilly Square, Phase I, of record in Book 5200, pages 720, 721 and 722, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description thereof. Sonia Y. Allison joins in this conveyance for the sole purpose of conveying any and all right, title, and interest she may have in subject realty by virtue of her marriage to the grantor herein.

Being the same property conveyed to Porter Reginald Allison by Warranty Deed recorded May 9, 2000, as Instrument No. 20005120048310, Register's Office for Davidson County, Tennessee. *

Commonly known as: 1213 Lambeth Way, Antioch, Tennessee 37013

Tax Parcel No.: 149.02 0A051.00

BILL GARRETT, Davidson County
Trans:T20120053171 DEEDWARRSP
Recvd: 07/19/12 09:58 3 pgs
Fees:18.00 Taxes:240.50
20120719-0063484

More commonly known as: 1213 LAMBETH WAY, ANTIOCH, TN 37013

Tax/Parcel Identification: 149.02 0A051.00

Tax Exemption: T.C. Section 67-4-409 (f) (a) United States is Grantor.

*License number and address of surveyor who prepared the boundary survey from which the above description was prepared (if applicable): License # _____; Address _____*

*Prior deed reference (if applicable): Book _____, Page _____, Doc. # , of the _____ County Recorder, in the State of Tennessee.*

AND I WARRANT the title against all persons claiming under me.

* Being also the same property conveyed to The Secretary of Veterans Affairs, an officer of the United States of America by Trustee's Deed from Shellie Wallace as Successor Trustee of record in Instrument No. 20120210-0011942, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

EXECUTED this day of June 29, 20 12

**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)**

Date: 06/29/2012

Signature: _____

Printed Name: Eric Sims, Asst VP

Signed in our presence:

_____
*(Witness Signature)*

Print Name: Amy Bell

_____
*(Witness Signature)*

Print Name: Anibal Rivera

State of Texas

} ss.

County of Collin

**Notary Acknowledgment:**

On this date, before me personally appeared Eric Sims, Asst VP, 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 29th day of June, 2012.

Notary Public Judith L Casey
Judith L Casey
My term expires: 1/23/2013




This instrument was prepared by:
Alivia Kassab Arabo, Esq
The Law Offices of Kassab Arabo, PLLC
6775 Daly Road, Suite 104
West Bloomfield, MI 48322

**No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.**

STATE OF TENNESSEE COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $65,000.00.

A. Sam Ldw
AFFIANT

Subscribed and sworn ~~to~~ before me this 29 day of June 2012.

Notary Public

