When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120057188 DEEDWARRSP
Recvd: 08/02/12 14:10 4 pgs
Fees:23.00 Taxes:243.83
20120802-0068649

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
DAVID WATKINS 1301 NEELYS BEND ROAD MADISON,T N 37115	PRIMELENDING, A PLAINSCAPITAL COMPANY 18111 PRESTON RD, STE 900 DALLAS, TX 75252-6601

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY-FIVE THOUSAND NINE HUNDRED AND 00/100 Dollars ($65,900.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America (herein, "Grantor"), whose address is 810 Vermont Avenue NW, Washington, DC 20420, hereby sells, transfers and conveys to DAVID WATKINS (herein, "Grantee"), whose address is 1301 Neelys Bend Road, Madison, TN 37115, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 813 Neelys Chase Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 3rd day of July, 2012.

PIN NO: 052-01-0C-012.00-C

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Dated: July 3, 2012

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)

By: Judith Casey
Printed Name: Judith Casey
Title: Assistant Vice President

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 my official seal in the State of Texas aforesaid, this 3rd day of July, 20 12.

[Affix Notary Seal]

ROCIO INIGUEZ FELLOWS
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-24-15

SIGNATURE OF NOTARY PUBLIC
My term expires: 2-24-2015
My county of residence: Collin

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $65,900.00.

AFFIANT _____

Subscribed and sworn to under oath before me, this 26th day of July, 2012.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/22/14

[Affix Notary Seal]

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Neely's Chase, of record in Book 7900, Page 196, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Housing and Urban Development, its successors and/or assigns by Substitute Trustee's Deed from Recontrust Company, N. A. as Substitute Trustee, dated March 12, 2012, recorded March 29, 2012, of record in Instrument No. 20120329-0026596, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

PIN NO: 052-01-0C-012.00-C

STREET ADDRESS:

813 Neelys Chase Drive, Madison, TN 37115

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

12-38754 (cjs)