SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120099983 DEEDWARRSP
Recvd: 12/31/12 12:55 2 pgs
Fees:13.00 Taxes:407.00

20121231-0120694

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Billy D Wilcox Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2012.

Connie Beard
Notary Public

MY COMMISSION EXPIRES: 6-17-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy D. Wilcox Jr.	Sumner Bank & Trust	165090A05300CO
(NAME)	(NAME)	
1955 Port James Circle	967 A Grassland Pl	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Secretary of Veterans Affairs**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Billy D. Wilcox Jr. and Lucille G. Wilcox, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 54, on the plan of Section Two, Lakewood Village, of record in Instrument 200002150015148, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Veterans Affairs by Deed from Wilson & Associates PLLC, Successor Trustee, dated 07/27/2012 and filed for record on 07/30/2012 in Instrument 201207300066953, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to All matters as set forth per Plat Book 9700, Page 464, Instrument 200002150015148, Storm water Detention Agreement of record in Book 10951, Page 684, Charter of record in Book 11421, Page 342, said Register's Office. and Rights of tenants under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1955 Port James Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto

belonging to said GRANTEE(S), their heirs and/or assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 24th day of December, 2012.

The Secretary of Veterans Affairs,
An officer of the United States of America

BY: Diana Hawley
Diana Hawley AVP
Printed Name **Title**

By the Secretary's duly authorized property
Management contractor, Vendor Resource Management,
pursuant to a delegation of authority found at 38 C.F.R.36.4545(f)

State of Texas
County of Denton

Acknowledged and Executed before me on this date, before me personally appeared Diana Hawley 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.

Witness my hand and official seal this 24th day of December, 2012.

Notary Public
My Commission Expires:

WILLIAM CHRISTOPHER GARY
Notary Public, State of Texas
My Commission Expires
September 16, 2014

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167