Davidson County DEEDQC
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After Recording Return To:
BANK OF AMERICA, N.A.
P.O. Box 5170, MS 5V 314B, Simi Valley, CA 93065

Map & Parcel:
149-15-0A-283.00

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

PREPARER NOT RESPONSIBLE FOR CLOSING

FOR TITLE TRANSFER PURPOSES ONLY
CONVENIENCE DEED – NO CONSIDERATION/NO DOC FEE REQUIRED

QUITCLAIM DEED - TENNESSEE

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)

Property Owner:
BANK OF AMERICA, N.A.
P.O. Box 5170, MS 5V 314B, Simi Valley, CA 93065

Send Tax Bills To:
BANK OF AMERICA, N.A.
P.O. Box 5170, MS 5V 314B, Simi Valley, CA 93065

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 28th day of October, 2013, between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420 ("**GRANTOR**"), and BANK OF

AMERICA N.A., whose tax-mailing address is P.O. Box 5170, MS 5V 314B, Simi Valley, CA 93065 ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of $10.00 (Ten Dollars and Zero Cents) in hand paid by Grantee(s), the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee(s), with quitclaim covenants ONLY and no other warranties or covenants of any kind whatsoever, the following described premises of real property, to wit:

LOT 153, CAMBRIDGE FOREST PLANNED UNIT DEVELOPMENT, PHASE 3, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NUMBER 200106280068483, AS AMENDED IN INSTRUMENT NO. 200205030054630, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHONTE DYNE JACKSON, HEREIN BY SPECIAL WARRANTY DEED DATED 24TH DAY OF AUGUST, 2010, OF RECORD AT 201008250067209 IN SAID REGISTER'S OFFICE TENNESSEE.

Property Address: **1612 Bridgecrest Drive, ANTIOCH, TN 37013**

PARCEL NUMBER: 149-15-0A-283.00

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 20130122-0007077, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1612 BRIDGECREST DRIVE ANTIOCH, TN 37013

The above description is provided by agent for Grantor.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

BANK OF AMERICA, N.A.
47754405 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

IN WITNESS WHEREOF, Grantor has executed this Deed on this 28th day of 2013.

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America

By: _____

Pennie Clayton , **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. 36.4345(f)

STATE: TEXAS

COUNTY: DENTON

ACKNOWLEDGED AND EXECUTED BEFORE ME on this date, before me personally appeared Pennie Clayton, 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 28th day of October, 2013.

MELISSA ANN LEE
Notary Public, State of Texas
My Commission Expires
March 04, 2017

_____
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

_____
Affiant Celeste Dilley

Subscribed and sworn to before me this 28th day of October, 2013.

MELISSA ANN LEE
Notary Public, State of Texas
My Commission Expires
March 04, 2017

_____
NOTARY PUBLIC My Commission Expires

Commitment Number: 1612 BRIDGECREST DRIVE, ANTIOCH, TN 37013

THIS INDENTURE, made this ____ day of _____, 2013, between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420 ("**GRANTOR**"), and Memphis Invest, G.P., whose tax-mailing address is 130 Timber Creek Drive, Cordova, TN 38018 ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of $75,000.00 (Seventy Five Thousand Dollars and Zero Cents) in hand paid by Grantee(s), the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee(s) the following described premises of real property, to wit:

Lot 246, Shelby Woodlands Planned Development, Phase IV, Part of Parcel D and Parcel E, as shown on plat of record in [redacted] in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rico Kercius Frazier by Special Warranty Deed recorded May 30, 2007, as Instrument No. 07084614, Register's Office for Shelby County, Tennessee.

Commonly known as: 7848 Windy Willow Road, Memphis, Tennessee 38125.

Tax Parcel No.: D0256T E00002

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 13090340, IN THE LAND RECORDS OF SHELBY COUNTY, TENNESSEE.

Property Address: 7848 WINDY WILLOW ROAD, MEMPHIS, TN 38125

The above description is provided by agent for Grantor.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee(s). Grantor covenants with the said Grantee(s) that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee(s).

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and defend the title to the Property to the said Grantee(s) against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

True Copy Certification

I, Rose M Dorsey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature Rose M Dorsey

State of Ohio

Count of Cuyahoga

Personally appeared before me, _Tiffany E Washington, notary public for this county and state, Rose M Dorsey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tiffany E Washington
Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal

