Recording requested by:

JLT Law Firm PLLC
P.O. Box 803394
Dallas, TX 75380

Davidson County DEEDQC	
Recvd: 11/17/14 14:32	5 pgs
Fees:27.00 Taxes:0.00	
20141117-0105928	

and when recorded, please return this deed and tax statements to:

JLT Law Firm PLLC
P.O. Box 803394
Dallas, TX 75380

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QUITCLAIM DEED

This Indenture, made on the 21st day of October, 2014 by and between Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, Department of Veterans Affairs whose address is, Department of Veterans Affairs VA Regional Loan Center, 1700 Clairmont Rd., Decatur, GA 30033-4032, hereinafter referred to as Grantor, and Branch Banking and Trust Company, whose address is 200 West Second Street, Winston-Salem, NC 27101, hereinafter referred to as Grantee, (the words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits).

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, conveyed and QUITCLAIMED and by these presents does grant, bargain, sell, convey and QUITCLAIM unto Grantee all of his right, title and interest in and to:

SEE EXHIBIT "A"

More commonly known as: **1256 JACKSONS HILL ROAD, HERMITAGE, TN 37076**
Map & Parcel Number: **08607010600**

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

Prior deed reference (if applicable): Doc.# 20140722-0065180, of the Davidson County Register, in the State of Tennessee.

TO ~~HAVE AND TO HOLD the Property into the Grantee, its successors and assigns, so that neither Grantor nor its successors, nor any person claiming under it shall at any time, claim or demand any right, title or interest to the Property or its appurtenances.~~

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on this 21 day of October, 2014.

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

Printed Name: Pennie Clayton

Title: AVP

Signed, sealed and delivered in the presence of:

Unofficial Witness

Print Name: Lisa Quick

Unofficial Witness

Print Name: Carla Calhoun

STATE OF TEXAS)
)
DENTON COUNTY)

On this date, before me personally appeared Pennie Clayton, AVP, 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 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 21st day of October, 2014.

Notary Public
My term expires:

RHONDA DANIELS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-18-16

This instrument was prepared by:
T. Kevin Bruce, Esq.
JLT Law Firm PLLC
P.O. Box 803394
Dallas, TX 75380

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.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 87 on the Plan of Phase II, Jackson's Retreat, of record in Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth R. Lloyd by Warranty Deed recorded September 19, 2011, as Instrument No. 20110919-0072474, Register's Office for Davidson County, Tennessee.

Commonly known as: 1256 Jacksons Hill Road, Hermitage, Tennessee 37076.

Tax Parcel No.: 08607010600

I, Gini Stewart, 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

State of Texas

County of Denton

Personally appeared before me, Rhonda Daniels, a notary public for this county and state. Gini Stewart who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DANIELS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-18-16

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

VALUE AFFIDAVIT

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is not more than Ten and No/100 Dollars ($10.00).

Greg Morland 11/7/14
Affiant

Subscribed and sworn to before me this 7 day of November, 2014.

Sarah G. Barker
Notary Public

Sarah G. Barker
Notary Public
Guilford County, NC

My commission expires:
10/10/2019

Owner's property address & person responsible for payment of taxes:

Branch Banking and Trust Company
200 West Second Street
Winston-Salem, NC 27101