Davidson County DEEDQC
Recvd: 05/12/15 14:11 4 pgs
Fees:22.00 Taxes:0.00
20150512-0043540

Carolyn Dale Attorney at Law*	BETTERS LAW FIRM PLLC 10936 Lasso Lane Houston, TX 77079	2830 Cochran St., Simi Valley, CA 93065	133-02-0-166.00	Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with the Grantor or Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@bettenslawfirm.com/(713) 360-6290.

QUITCLAIM DEED

FOR ZERO ($0.00) DOLLARS given by Bank of America, N.A., whose address is 2830 Cochran St., Simi Valley, CA 93065 ("the **"Grantee(s)"),** the receipt and sufficiency all of which is hereby acknowledged, **The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, VA Regional Loan Center, 1700 Clairmont Road, Decatur, GA 30033,** (the **"Grantor"**), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE PLAN OF AIRDRIE SUBDIVISION "D", OF RECORD IN BOOK 547, PAGE 42, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. The legal description was obtained from a previously recorded instrument.

Being the same real estate conveyed to Grantor by instrument recorded on 9/22/2014 at Instrument No. 20140922-0086582 in the Register's Office of DavidsonCounty, Tennessee.

Commonly known as 3200 Kinross Avenue, Nashville, TN 37211. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

REO 69774

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $134,500.00.

THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America

By: _____
Pennie Clayton, AVP
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)

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared *Pennie Clayton, AVP*, on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known, and is 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 12th day of May, 2015.

_____
Notary Public

My Commission Expires: 3-4-17

GENE ANTHONY FISHER
Notary Public, State of Texas
My Commission Expires
March 04, 2017

(For Recording Data Only)

THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America

By: _____
Pennie Clayton, AVP
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)

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_____
Notary Public

My Commission Expires: 3-4-17

GENE ANTHONY FISHER
Notary Public, State of Texas
My Commission Expires
March 04, 2017

True Copy Certification

I, Laura M Crable, 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.

Laura M Crable
Signature

State of PA

County of Lawrence

Personally appeared before me, Deborah S. Goehring a notary public for this county and state, Laura M. Crable who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah S. Goehring
Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah S. Goehring, Notary Public
Ellwood City Boro, Lawrence County
My Commission Expires July 1, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES