This instrument prepared by:
RHONDA BEAN
155 VAN GORDON STREET
LAKEWOOD CO 80226

Send Tax Bills:
JPMORGAN CHASE BANK NATIONAL ASSOCIATION
270 PARK AVENUE FLOOR 12
NEW YORK NY 10017-2014

Property Tax ID #:· 136-15-0B-169.00
Exempt from state recordation tax. Tenn. Code Sec. 67-4-409 (a)(4)

Davidson County	DEEDQC
Recvd: 12/04/15 08:38	3 pgs
Fees:17.00 Taxes:0.00	
20151204-0122157	

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made on the 3rd day of December, 2015, to be effective as of the date of the Special Warranty Deed dated 10/5/2012, and recorded on 10/30/2012, in Instrument 20121030-0099252, in the Real Property Records of Davidson County, Tennessee executed in error by JPMorgan Chase Bank National Association, Grantor, to the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is 9500 Bay Pines Blvd, St. Petersburg, FL, 33708, Grantee.

WITNESSETH, that the Secretary of Veterans Affairs, an Officer of the United States of America, hereinafter referred to as Grantor, for and in consideration of the sum of $10.00 (Ten Dollars and Zero Cents), and other good and valuable consideration to the undersigned in hand paid by JPMORGAN CHASE BANK, N.A. hereinafter referred to as Grantee herein named, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim unto said Grantee, all right, title, interest, claim and demand, if any, which said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in Davidson County, Tennessee, to-wit:

Legal Description: BEING LOT NUMBER 95 ON THE PLAN OF A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE 3, SMITH SPRINGS TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20020926-0117439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
Property address: 3401 ANDERSON RD ANTIOCH, TN 37013-6002

IN WITNESS WHEREOF, the Secretary of Veterans Affairs on this 3rd day of December, 2015 has caused this instrument to be signed and sealed in his name and on his behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to a delegation of authority contained in title 38, Code of Federal Regulations, Sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to exercise this instrument and pursuant to the limitations of 38 C.F.R. 36.4323..

THE SECRETARY OF VETERANS AFFAIRS

By: _____

Title: Andrew Post, Loan Guaranty Officer

STATE OF COLORADO)
) ss
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 3rd day of December, 2015, by Andrew Post, Loan Guaranty Officer of the Department of Veterans Affairs, for the Secretary of Veterans Affairs formerly known as The Administrator of Veterans Affairs, an Officer of The United States of America, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and seal.

(SEAL)

RHONDA M BEAN
Notary Public
State of Colorado
Notary ID 20004032591
My Commission Expires Nov 3, 2016

_____
Notary Public
My commission expires: November 3, 2016

STATE OF **COLORADO**

COUNTY OF JEFFERSON

The actual value or consideration, whichever is greater for this transfer is $ 74,911.00

_____
Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2015.

_____
Notary Public
My Commission Expires: November 3, 2016

RHONDA M BEAN
Notary Public
State of Colorado
Notary ID 20004032591
My Commission Expires Nov 3, 2016

20200605334S

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 Pennsylvania

County of Lawrence

Personally appeared before me, Debbie 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
Ellport Boro, Lawrence County
My Commission Expires July 1, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES