Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt Juliet Rd., ~~Ste. C~~
Mt Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130005241 DEEDWARRSP
Recvd: 01/18/13 10:16 4 pgs
Fees:23.00 Taxes:295.63
20130118-0006215

MLFB 12-414

~~After Recording Return To~~:
Carmen Wilson
5170 HICKORY HOLLOW PKWY, # 131, ANTIOCH, TN 37013

Map & Parcel:
163-05-0B-208.00-CO

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

SPECIAL WARRANTY DEED

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:
Carmen Wilson
5170 HICKORY HOLLOW PKWY, # 131,
ANTIOCH, TN 37013

Send Tax Bills To:
Property Owner

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

THIS INDENTURE, made this 10th day of January, 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 Carmen Wilson, residing at 5170 HICKORY HOLLOW PKWY, # 131, ANTIOCH, TN 37013 ("**GRANTEES**").

WITNESSETH

That Grantor, for and in consideration of the sum of $79,900.00 (Seventy-Nine Thousand Nine Hundred Dollars and no Cents) in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

Land in Davidson County, Tennessee, Being Lot Number 185 on the Plan of Mill Park Commons, a Horizontal Property Regime as set for in Exhibit B, Master Deed Lot Layout, Phase V Mill Park Townhomes recorded in Instrument Number 20050131-0011265, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Secretary of Veterans Affairs by Trustee's Deed from Wilson and Associates, PLLC, Successor Trustee, dated April 9, 2012 of record in Instrument No. 20120413-0031956, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Emily Michelle Mancill by Special Warranty Deed from Gallardia Properties, LLC dated March 7, 2008 of record in Instrument No. 20080310-0023996, Register's Office of Davidson County, Tennessee.

SUBJECT TO ALL MATTERS OF RECORD.

Property Address: 5170 HICKORY HOLLOW PKWY, # 131, ANTIOCH, TN 37013

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees 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 Grantees.

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UINSATISFACTORY WHEN RECEIVED

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

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.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

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

By: _____
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 OF Texas
Denton **COUNTY**

ACKNOWLEDGED AND EXECUTED BEFORE ME on this date, before me personally appeared Ashley Brent, 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 10th day of Jan, 2013.

LISA G. KELLEY
Notary Public, State of Texas
My Commission Expires
July 26, 2016

_____
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 79,900.00.

_____
Affiant

Subscribed and sworn to before me this 11 day of January, 2013.

_____ 1/23/15
NOTARY PUBLIC My Commission Expires

MYRA MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD