Davidson County DEEDWARRSP
Recvd: 04/01/13 14:25 4 pgs
Fees:23.00 Taxes:210.90
20130401-0031625

After Recording Return To:
John M. Williams
808 TAMARACK SOUTH, MADISON, TN 37115

Map & Parcel:
053-09-0-090.00

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

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:
John M. Williams
808 TAMARACK SOUTH, MADISON, TN 37115

Send Tax Bills To:
John M. Williams
808 TAMARACK SOUTH, MADISON, TN 37115

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

THIS INDENTURE, made this 21st day of March, 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 John M. Williams, whose tax-mailing address is 808 TAMARACK SOUTH, MADISON, TN 37115 ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of $57,000.00 (Fifty-Seven Thousand Dollars and no 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:

Being Lot No. 54-B on the plan of Zone Lot Division Lots 51, 54, 55 and 57, Phase II Kimbolton, of record in Book 6900, pages 792-794, as amended in Book 6900, page 891, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Secretary of Veterans Affairs, by deed from Recontrust Company, N.A., as Substitute Trustee, on September 11, 2012, of record in Instrument Number 20120927-0088009, page , Register's Office for Davidson County, Tennessee.

Property Address: 808 TAMARACK SOUTH, MADISON, TN 37115

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 forever 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.

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 this 21st day of 2013.

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

By: _____

Ashley Brent , _____
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: TX

COUNTY : Denton

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 TX aforesaid, this 21st day of March, 2013.

NEONESHIA STOVALL
Notary Public, State of Texas
My Commission Expires
April 07, 2015

_____
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 57,000.00.

_____
Affiant

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

_____
NOTARY PUBLIC My Commission Expires

7/6/15

Commitment Number: REO: 362500

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE