Map 90-12
Parcel 109

Return to
BANKERS TITLE
3310 West End Ave., Suite 410
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20130104945 DEEDWARRSP
Recvd: 12/17/13 11:35 3 pgs
Fees:18.00 Taxes:451.40
20131217-0127315

This document generated
under the auspices of, and approved by:
JURIS DOC PREP
801 FOREST RIDGE DRIVE
SUITE 108
BEDFORD, TX 76022
817.510.3113

After Recording Return To:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, TN 37203

This instrument prepared by:
Lance Knight, Esq., P.O. Box 1297, Hurst, Texas 76053-1297 - Phone: (817) 510-3113 and Kerissa Hollis, Esq., Tennessee State Bar Number: 019434

PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
090 12 0 109.00

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:
David Hoeflein and Catherine Neige
6401 EDSEL DRIVE, NASHVILLE, TN 37209

Send Tax Bills To:
Fidelity Bank
3 Corporate Square
7th Floor
Atlanta, GA 30329

THIS INDENTURE, made this 10th day of December, 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 **David Hoeflein and Catherine Neige***, whose tax-mailing address is **6401 EDSEL DRIVE, NASHVILLE, TN 37209** ("**GRANTEE(S)**").

***husband and wife**

WITNESSETH

That Grantor, for and in consideration of the sum of **$122,000.00 (One Hundred Twenty-Two Thousand Dollars and Zero 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:

Land in Davidson County, Tennessee, being Lot Number 124 on the Plan of Charlotte Park, Section II, as record in Book 2683, Page 22 and 23, Register's Office for Davidson County.

Beginning at a point in the Westerly Margin of Annex Avenue; Common corner of Lot 123 and 124; thence with the line between said two lots in a Westerly direction 149.5 feet to an iron pin; thence in a northerly direction 76.5 feet to a concrete monument, in the southerly margin of Edsel Drive; thence with said drive, in an easterly direction 49.3 feet to a concrete monument; and 75 feet to another concrete monument; thence around a curve, in a southeasterly direction, 39.3 feet to a concrete monument in the westerly margin of Annex Avenue; thence with said Avenue, southerly 53.0 feet to an iron pin, the point of beginning.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 20130725-0076904, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 6401 EDSEL DRIVE, NASHVILLE, TN 37209

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 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 10th day of December 2013.

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

By: _____

Ashley Brent , AVP

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: Texas

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 Texas aforesaid, this 10th day of Dec., 2013.

SHANE E. HURLEY
Notary Public, State of Texas
My Commission Expires
April 15, 2017

_____ 4/15/17

NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 12,000.00.

_____

Affiant

Subscribed and sworn to before me this 17 day of December, 2013.

_____

NOTARY PUBLIC My Commission Expires 6-2-13

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Commitment Number: P13-19379