Box 29

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801 FOREST RIDGE DRIVE
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BEDFORD, TX 76022
817.510.3113

After Recording Return To:
Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214

Map & Parcel:
141150C064.00CO

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

QUITCLAIM 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 Vance
6865 RIVER RIDGE DRIVE,
NASHVILLE, TN 37221

Send Tax Bills To:
David Vance
6865 RIVER RIDGE DRIVE,
NASHVILLE, TN 37221

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

THIS INDENTURE, made this 21st day of Feb, 2014, between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420 (**"GRANTOR"**), and **David Vance**, whose tax-mailing address is **6865 RIVER RIDGE DRIVE, NASHVILLE, TN 37221 ("GRANTEE(S)")**.

WITNESSETH

That Grantor, for and in consideration of the sum of **$245,501.00 (Two Hundred Forty-Five Thousand Five Hundred One 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), with quitclaim covenants ONLY and no other warranties or covenants of any kind whatsoever, the following described premises of real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 231, ON THE PLAN OF ROLLING RIVER ESTATES, PHASE X, OF RECORD IN BOOK 6200, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 20131203-0123284 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 6865 RIVER RIDGE DRIVE, NASHVILLE, TN 37221

The above description is provided by agent for Grantor.

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.

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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this Deed on this 27th day of Feb, 2014.

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

By: _____

Jennifer Waits 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 Jennifer Waits 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 27th day of Feb, 2014.

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 $ 245,501.00.

_____
Affiant

Subscribed and sworn to before me this 28th day of February, 2014.

_____ NOTARY PUBLIC My Commission Expires

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014