RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140022169 DEEDQC
Recvd: 04/02/14 13:16 3 pgs
Fees:18.00 Taxes:388.50
20140402-0027374

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JURIS DOC PREP
801 FOREST RIDGE DRIVE
SUITE 108
BEDFORD, TX 76022
817.510.3113

After Recording Return To:
Stewart Title Company-Tennessee Division
13026 Lebanon Road,
Mt. Juliet, TN 37122
615-850-4548

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:
075 14 0 088.00

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:
Sovireak In
102 Kinwood Court, Hendersonville, TN 37075

Send Tax Bills To:

THIS INDENTURE, made this 12th day of MARCH, 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 **Sovireak In and Kannap Keo*** , whose

***husband and wife**

tax-mailing address is **102 Kinwood Court, Hendersonville, TN 37075 ("GRANTEE(S)").**

WITNESSETH

That Grantor, for and in consideration of the sum of **$105,000.00 (One Hundred Five 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), 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. 39 on the Plan of Section Four, Hermitage Estates, of record in Plat Book 3700, Page 148, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 201402040009595 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 8211 Terry Lane, Hermitage, TN 37076

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.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 12th day of March, 2014.

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

By: Ashley Brent, AVP

Ashley Brent
Printed Name

AVP
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 12th day of March 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 $ 105,000.00.

Affiant

Subscribed and sworn to before me this 31 day of March, 2014.

NOTARY PUBLIC My Commission Expires 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN