BILL GARRETT, Davidson County
Trans:T20140054432 DEEDWARRSP
Recvd: 07/28/14 14:19 3 pgs
Fees:18.00 Taxes:213.03
20140728-0066925

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:
Wagon Wheel Title
202 South 11th Street,
Nashville, TN 37206

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

Map & Parcel:
052-02-0-156.00

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:
Virginie Jenkins and Rodney Jenkins
1305 Greenwood Avenue, Nashville, TN 37206

Send Tax Bills To:
Virginie Jenkins and Rodney Jenkins
1305 Greenwood Avenue, Nashville, TN 37206

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

THIS INDENTURE, made this 17th day of July, 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 **Virginie Jenkins and Rodney Jenkins, wife and husband**, whose tax-mailing address is **1305 Greenwood Avenue, Nashville, TN 37206** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$57,576.00 (Fifty Seven Thousand Five Hundred Seventy Six 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 THE EASTERLY 10 FEET OF LOT NO. 10 AND THE WESTERLY 70 FEET OF LOT NO. 11 OF BLOCK "B" ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID PARTS OF SAID LOTS AJOIN AND FRONT TOGETHER 80 FEET ON THE NORTHERLY SIDE OF BLACKSTONE AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 20131219-0128121, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 643 Blackstone Avenue, 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 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 17th day of July, 2014.

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

By: ABrent
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 17th day of July, 2014.

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

SE Hurley
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 57,576.00

J. Bob Mills
Affiant

Subscribed and sworn to before me this 18th day of July, 2014.

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

Carmen Coats
NOTARY PUBLIC My Commission Expires