BILL GARRETT, Davidson County
Trans:T20140063922 DEEDWARRSP
Recvd: 08/28/14 10:59 3 pgs
Fees:18.00 Taxes:257.15
20140828-0078650

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

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

After Recording Return To:
SIGNATURE TITLE SERVICES
1517 HUNT CLUB BLVD., STE 200,
GALLATIN, TN 37066

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:
043-09-0/25.000

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:
ALEJANDRO ANGEL
221 DULING AVENUE, MADISON, TN 37115

Send Tax Bills To:
ALEJANDRO ANGEL
221 DULING AVENUE, MADISON, TN 37115

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

THIS INDENTURE, made this 20th day of August, 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 **ALEJANDRO ANGEL,** a single man as sole owner, whose tax-mailing address is **221 DULING AVENUE, MADISON, TN 37115** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$69,500.00 (SIXTY NINE THOUSAND FIVE HUNDRED 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:

Being Lot No. 25 of Block "B" on the map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 50 feet on the northerly side of Duling Avenue and runs back parallel lines 165 feet to an alley.

Being the same property conveyed to the grantor herein by deed of even date and being filed for record simultaneously herewith.

This legal description is identical with that in Deed of Trust recorded in Book 10988, Page 864, Instrument No. 0454098, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 10988, Page 864, Instrument No. 0454098, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Book 10988, Page 861, in the Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 20140609-0049981, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.
Property Address: 221 DULING 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 20th day of August, 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 20th day of August, 2014.

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

SEHurley
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 69,500.00.

Affiant

Subscribed and sworn to before me this 26th day of August, 2014.

SEP 2 0 2016
NOTARY PUBLIC My Commission Expires

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.