BILL GARRETT, Davidson County
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Fees:23.00 Taxes:397.75
20141016-0095445

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

After Recording Return To:
REALTY TITLE
3815 CLEGHORN AVENUE, SUITE 102
NASHVILLE, TN 37215

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:
040-00-0078.00

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:
BRANDON L. BLISS and KADI BLISS
3877 KNIGHT DRIVE, WHITES CREEK, TN 37189

Send Tax Bills To:
BRANDON L. BLISS and KADI BLISS
3877 KNIGHT DRIVE, WHITES CREEK, TN 37189

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

THIS INDENTURE, made this 26th day of September, 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 **BRANDON L. BLISS and KADI BLISS**, husband and wife as tenants by the entirety, whose tax-mailing address is **3877 KNIGHT DRIVE, WHITES CREEK, TN 37189** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of $107,500.00 (ONE HUNDRED SEVEN 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:

Land in the 12th, formerly 21st, Civil District of Davidson County, being known as part of the John C. Johnson 127-Acre Tract, and described according to an unregistered copy of a survey thereof made by Norris H. Hickerson, Surveyor, on June 30, 1951, the beginning point of said tract being located as follows:

BEGINNING at a point in the East line of the property conveyed to John C. Johnson by deed from David Gifford and wife, of record in Book 1272, page 565, Register's Office for said county, in the West line of the tract conveyed to Edward F. Dunn and wife, by deed from H.C. Maddux and wife, of record in Book 1191, Page 207, said Register's Office, said point being in an old wire fence, and being 146 feet North 1 degree West
from the center line of Knight Road, as now located; thence North 81 degrees West 118.2 feet to a point in the North margin of Knight Road, and continuing with the North margin of Knight Road North margin of Knight Road northwesterly and westerly along a curve, 824 feet to a point, this being the point of beginning; thence North 4 degrees 30' East 1103.7 feet to a point in an old wire fence being the South line of the Teasley land; thence along Teasley's South line, and along said wire fence, South 86 degrees 30' West 100 feet to a point; thence South 4 degrees 30' West 1087.8 feet to a point in the North margin of Knight Road;
thence with the margin of the same southeasterly 103.1 feet to the beginning.

Being the same property conveyed to Richard A. St John and wife, Roberta A. St John by deed from Kevin Steele and wife, Stacey Steele, dated October 6, 2010, recorded October 18, 2010, of record in Instrument No. 20101018-0083261, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT INSTRUMENT NO. 20140612-0051127, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 3877 KNIGHT DRIVE, WHITES CREEK, TN 37189

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.

[THIS SPACE IS LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has executed this Deed on this 26th day of September, 2014.

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

By: [signature]
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 26th day of September 2014.

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

[signature]
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 107,500.00

[signature]
Affiant

Subscribed and sworn to before me this 30th day of September, 2014.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[signature] 3/4/15
NOTARY PUBLIC My Commission Expires