BILL GARRETT, Davidson County
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SMITH, SHOLAR ATTORNEY AND TITLE
846 CONFERENCE DRIVE #4
GOODLETTSVILLE, TN 37072

Map & Parcel:
53-9-B-34

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

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:
TRACEY CATER
1657 CUMBERLAND STATION
BOULEVARD, MADISON, TN 37115

Send Tax Bills To:
TRACEY CATER
1657 CUMBERLAND STATION
BOULEVARD, MADISON, TN 37115

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

THIS INDENTURE, made this 5th day of December, 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 **TRACEY CATER**, sole owner, whose tax-mailing address is **1657 CUMBERLAND STATION BOULEVARD, MADISON, TN 37115**

("GRANTEE(S)").

WITNESSETH

That Grantor, for and in consideration of the sum of **$115,000.00 (ONE HUNDRED FIFTEEN 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) the following described premises of real property, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: BEING LOT NO. 208 ON THE PLAN OF SECTION ONE, CUMBERLAND STATE OF WILSON CAMP, AS OF RECORD IN INSTRUMENT NO. 20011009-0109759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 20141028-0099403, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1657 CUMBERLAND STATION BOULEVARD, 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 5th day of December, 2014.

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

By: _____

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 5th day of Dec., 2014.

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

_____

NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 115,000.00

BRIAN L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

_____

Affiant

Subscribed and sworn to before me this 5th day of December, 2014.

_____

NOTARY PUBLIC My Commission Expires 8-25-16