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

BILL GARRETT, Davidson County
Trans:T20150010981 DEEDQC
Recvd: 02/12/15 09:44 3 pgs
Fees:18.00 Taxes:231.25
20150212-0012917

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:
Signature Title Services, LLC,
4751 Trousdale Dr., Suite 111,
Nashville, TN 37220

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:
08601000200

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:
TN VENTURES, LLC
P.O. BOX 140933, NASHVILLE, TN 37214

Send Tax Bills To:
TN VENTURES, LLC
P.O. BOX 140933, NASHVILLE, TN 37214

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

THIS INDENTURE, made this 3rd day of February, 2015, 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 **TN VENTURES, LLC** , a Tennessee limited liability company

whose tax-mailing address is **P.O. BOX 140933, NASHVILLE, TN 37214** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$62,500.00 (Sixty Two 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), 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. 2 ON THE PLAN OF DODSON HEIGHTS, OF RECORD IN PLAT BOOK 2900, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., HEREIN BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20150121-0005781, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 20150128-0008079 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 6002 PANAMA DR., 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 3rd day of February, 2015.

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

By: _____

Ashley Brent , VP

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 3rd day of Feb., 2015.

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 $ 62,500.00.

_____
Affiant

Subscribed and sworn to before me this 11th day of February, 2015.

STATE OF TN
County of Sumner

_____ SEP 2 0 2016
NOTARY PUBLIC My Commission Expires

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