BILL GARRETT, Davidson County
Trans:T20150035257 DEEDWARRSP
Recvd: 05/07/15 09:36 4 pgs
Fees:23.00 Taxes:573.50
20150507-0041698

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:
TENNESSEE TITLE &
ESCROW AFFILIATES, LLC
7105 CROSSROADS BLVD.,
SUITE 101
BRENTWOOD, TN 37027

Map & Parcel:
182060 A 37900CO

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:
ADAM L. PETERSON AND JESSIKA PETERSON
9001 RISTAU DR., ANTIOCH, TN 37013

Send Tax Bills To:
ADAM L. PETERSON AND JESSIKA PETERSON
9001 RISTAU DR., ANTIOCH, TN 37013

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

THIS INDENTURE, made this 27 day of March, 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 **ADAM L. PETERSON AND JESSIKA**

PETERSON, MARRIED AS TENANTS BY THE ENTIRETY whose tax-mailing address is **9001 RISTAU DRIVE, ANTIOCH, TN 37013** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$155,000.00 (ONE HUNDRED FIFTY FIVE 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:

Being all of Lot No. 316, on the plan of Final Plat, Old Hickory Hills, Phase III, Section II, according to plat and survey appearing of record in Instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jimmy L. Franks, unmarried, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated May 27, 2011, appearing of record in Instrument Number 20110602-0042251 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to declaration of covenants, restrictions and conditions contained in instrument of record Instrument Number 20020116-0006750, and amended in Instrument Number 20101116-0091730; by-laws of record in Instrument Number 20020116-0006750; storm water detention agreement easement of record in Instrument Number 20010306-0021333; charter of homeowners association of record in Instrument Number 20020123-0009417, and in Instrument Number 20081219-0121385; and to any and all matters shown on said plat and survey of record in Instrument Number 20070516-0058484; all of said Register's Office.

Property commonly known as: 9001 Risuu Drive, Antioch, TN 37013.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 20141204-0111082, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 9001 RISTAU DR., ANTIOCH, TN 37013

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 INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this Deed on this 27 day of March, 2015.

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

By: _____

Rhonda Daniels, 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 Rhonda Daniels AVP, 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 27 day of March, 2015.

LISA G. KELLEY
Notary Public, State of Texas
My Commission Expires
July 26, 2016

_____
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 155,000.00.

_____
Affiant

Subscribed and sworn to before me this 27 day of March, 2015.

_____ 3.8.16
NOTARY PUBLIC My Commission Expires

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.