Davidson County DEEDWARRSP
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20150519-0045967

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After Recording Return To:
NASHVILLE TITLE
INSURANCE CORPORATION
2818 BRANSFORD AVENUE
NASHVILLE, TN 37204

Map & Parcel:
08602007400

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:
A & G PROPERTIES, LLC
~~214 GARRETT DR., NASHVILLE, TN 37211~~
6328 Mapledale ~~Drive~~ Lane
Brentwood, TN 37027

Send Tax Bills To:
A & G PROPERTIES, LLC
~~214 GARRETT DR., NASHVILLE, TN~~
6328 Mapledale Lane ~~37211~~ 37027
Brentwood, TN

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

THIS INDENTURE, made this 14 day of May, 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 **A & G PROPERTIES, LLC**, a Tennessee limited libility company, whose tax-mailing address is **214 GARRETT DR., NASHVILLE, TN 37211**

("GRANTEE(S)").

WITNESSETH

That Grantor, for and in consideration of the sum of **$90,000.00 (NINETY 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:

Land in Davidson County, Tennessee, being Lot No. 201 on use plan of Dodson Heights, being a Resubdivision of Lots 22 through 27 and Lot 34 through 40 as of record in Book 3842, Page 98, Register's Office for Davidson County.

Being the same property conveyed to Thomas Jester by Warranty Deed dated March 2, 2012 from Graeme Kelley Huffman, Lad Lawrence Kelley, George Bridges Kelley as Trustees of the Marion Williams Kelley Living Trust; and Graeme Kelley Huffman and Lad Lawrence Kelley as Trustees of the George Bridges Kelley Living Trust, of record in Instrument Number 20120307.0019814, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Trustees of the Marion Williams Kelley Living Trust for George Bridges Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue and the Trustees of the George Bridges Kelley Living Trust for Marion Williams Kelley and Graeme Kelley Huffman and Lad Lawrence Kelley and their appointees or issue a fifty percent (50%) share each of all right, title and interest of the grantors, by Quitclaim Deed dated April 23, 2009, from George Bridges Kelley, of record in Instrument Number 20090505-004118, Register's Office for Davidson County, Tennessee.

Property commonly known as: 6044 Panama Drive, Hermitage, TN 37076.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS RECORDED BY DEED AT INSTRUMENT NUMBER 20140923-0087256, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 6044 PANAMA DR., HERMITAGE, TN 37076

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 14 day of May, 2015.

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

By: Michelle Murphy

Michelle Murphy, 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 Michelle Murphy, 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 14 day of May, 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 $ 90,000.

Affiant

Subscribed and sworn to before me this 18 day of May, 2015.

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC My Commission Expires

8/5/18

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE