Davidson County DEEDWARRSP
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After Recording Return To:
FIRST TITLE AND ESCROW COMPANY, INC
3811 BEDFORD AVENUE, STE. 205
NASHVILLE, TN 37215

Map & Parcel:
041030A00100CO

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:
EMILY JEANNE WIEST
1345 GOODMORNING DR.,
NASHVILLE, TN 37207

Send Tax Bills To:
EMILY JEANNE WIEST
1345 GOODMORNING DR.,
NASHVILLE, TN 37207

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

THIS INDENTURE, made this 30 day of July, 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 **EMILY JEANNE WIEST**, UNMARRIED, SOLE OWNER, whose tax-mailing address is **1345 GOODMORNING DR., NASHVILLE, TN 37207** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$149,925.00 (One Hundred Forty Nine Thousand Nine Hundred Twenty Five 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 1, Vantage Pointe, Section One, as shown on plat of record in Instrument Number 20031017-0154221, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erika Hargrove, herein by Warranty Deed dated 3rd day of September 3, 2013, of record at Instrument Number 20130905-0093952 in said Register's Office of Davidson County, Tennessee.

Parcel ID Number: 041030A00100CO

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS RECORDED BY DEED AT INSTUMENT NUMBER 20141215-0114506, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1345 GOODMORNING DR., NASHVILLE, TN 37207

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 30 day of July, 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 30 day of July, 2015.

NOTARY PUBLIC My Commission Expires

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

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 149,925.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2015.

NOTARY PUBLIC My Commission Expires

True Copy Certification

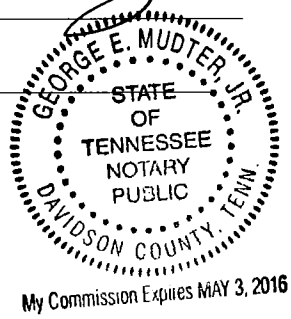
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016