

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $4,350.00.

LuAnn Maloney
Affiant

Sworn to and subscribed before me this 14th day of October, 2015.

Notary Public

My Commission Expires 1-26-17

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Mitra Chamlagai 1424 Ohara Dr. Antioch, TN 37013	New Owner(s)	162160E6900CO

This Indenture, made on the 1 day of October, 2015, by and between the SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as **GRANTOR**, and Mitra Chamlagai, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to **GRANTEE** the following described real estate, situated in the County of Davidson, State of Tennessee:

Being all of Lot No. 69 on the Plan of Section Two, Bell Crest as shown on Plan of record in Plat Book 9700, Page 20, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to The Secretary of Veterans Affairs by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated June 15, 2015, and recorded June 30, 2015, in Instrument No. 20150630-0062910, Register's Office of Davidson County, Tennessee.

This conveyance is being made subject to:

1. Any unpaid real property taxes.
2. All matters of record.

This is improved property known as 505 Bell Trace Lane, Antioch, TN, 37013.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to **GRANTEE**.

Davidson County DEEDWARRSP
Recvd: 10/19/15 15:46 3 pgs
Fees:18.00 Taxes:16.10
20151019-0106267

GRANTOR covenants and binds itself and its successors to warrant specially and defend to **GRANTEE** the title to said property against the lawful claims of all persons claiming through or under **GRANTOR** (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 7 day of October, 2015.

GRANTOR:

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

Michele Murphy

Printed Name: Michelle Murphy

Title: AVP

STATE OF Texas)
)
Denton COUNTY)

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 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 7 day of October, 2015.

Notary Public

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

This deed was prepared by Valerie M. Webb, Tennessee Bar No. 018953, who certifies that it is in a form that is in accordance with applicable local, state and federal law.

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: 11-5-2018

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

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE