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817.510.3113

Davidson County DEEDWARRSP
Recvd: 12/16/15 09:50 3 pgs
Fees:18.00 Taxes:721.50
20151216-0126349

After Recording Return To:
FEARNLEY MARTIN &
McDONALD, PLLC
25 CENTURY BLVD, STE 402
NASHVILLE, TN 37214

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:
164.10-0A-130.00

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:
GEORGE AWAD and GEHAN SAAD
2609 MOUNTAIN DALE COURT
ANTIOCH, TN 37013

Send Tax Bills To:
GEORGE AWAD and GEHAN SAAD
2609 MOUNTAIN DALE COURT
ANTIOCH, TN 37013
Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 11 day of November, 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 GEORGE AWAD and GEHAN SAAD, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, whose tax-mailing address is **2609 MOUNTAIN DALE COURT, ANTIOCH, TN 37013** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$195,000.00 (ONE HUNDRED NINETY 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 336 on the Plan of Village Two, Summerfield, of record in Instrument Number 20000929-0096421, Register's Office for said County, Tennessee to which reference is hereby made for a more complete description.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 20130326-0029431, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 2609 MOUNTAIN DALE COURT, 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.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 11 day of November, 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 11 day of November, 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 $ 195,000.00.

Affiant

Subscribed and sworn to before me this 14 day of December, 2015.

NOTARY PUBLIC My Commission Expires 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Santi, 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 Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY