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20160229-0018925

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BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

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BANKERS TITLE & ESCROW CORPORATION
PILKERTON REALTORS
2 CADILLAC DR.
BRENTWOOD, TN 37027

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:
182 060A 400.00

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:
WILLIAM PAUL BROSIUS
9020 RISTAU DR.
ANTIOCH, TN 37013

Send Tax Bills To:
WILLIAM PAUL BROSIUS
9020 RISTAU DR.
ANTIOCH, TN 37013

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

THIS INDENTURE, made this 1 day of February, 2016, 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 **WILLIAM PAUL BROSIUS, UNMARRIED,**

TAKING TITLE AS SOLE OWNER, whose tax-mailing address is **9020 RISTAU DR., ANTIOCH, TN 37013, ("GRANTEE(S)")**.

WITNESSETH

That Grantor, for and in consideration of the sum of **$156,500.00 (ONE HUNDRED FIFTY SIX THOUSAND FIVE HUNDRED 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:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NUMBER 20151123-0118198, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 9020 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.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 1 day of February, 2016.

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 1 day of February, 2016.

LISA G. KELLEY
Notary Public State of Texas
My Commission # 129067631
My Comm. Exp. July 26, 2016

NOTARY PUBLIC My Commission Expires

hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 156,500.

Pamela Terrell
Affiant

Subscribed and sworn to before me this 25th day of February, 2016.

RWalters
NOTARY PUBLIC My Commission Expires
8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Tennessee, County of Davidson, and is described as follows:

Being Lot Number 337, on the final plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, as the same appears of record in Instrument Number 20070516-0058484, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Eric Stewart and Katherine Stewart by Warranty Deed recorded January 22, 2008, as Instrument No. 200801220006355 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 9020 Ristau Drive, Antioch, TN 37013.

Tax Parcel No.: 182 060A 400.00