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**After Recording Return To:**
**PHOEBE D. SHARP and**
**DAVID J. BERESFORD**
**3021 BARNES BEND DR**
**CANE RIDGE, TN 37013**

**Map & Parcel:**
**-173 10 0A 041.00**

**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:**
PHOEBE D. SHARP **and**
DAVID J. BERESFORD
**3021 BARNES BEND DR**
**CANE RIDGE, TN 37013**

**Send Tax Bills To:**
PHOEBE D. SHARP **and**
DAVID J. BERESFORD
**3021 BARNES BEND DR**
**CANE RIDGE, TN 37013**

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

THIS INDENTURE, made this 24 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 PHOEBE D. SHARP **and** DAVID J. BERESFORD, whose tax-mailing address is **3021 BARNES BEND DR, CANE RIDGE, TN 37013** ("**GRANTEE(S)**").

**WITNESSETH**

That Grantor, for and in consideration of the sum of **$254,500.00 (TWO HUNDRED FIFTY FOUR 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:

**Land referred to in this commitment is described as all that certain Property situated in City of Cane Ridge in the County of Davidson, and State of Tennessee and being described in a deed dated 07/17/2007 and recorded 07/20/2007 as Instrument Number 20070720-0086412 among the land records of the County and State set forth above, and referenced as follows:**

**Being Lot No. 116, or the plan Phase One, Barnes Bend Estates, of record in Instrument No. 20050802-0090369, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.**

**Being the same property conveyed to John Parkhurst, married from the Jones Company of TEnnessee, L.L.C., a Missouri Limited Liability Company in deed dated 07/17/2007 recorded**

**07/20/2007 in Deed Instrument Number 20070720-0086412, in Davidson County, Tennessee records.**

**BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS RECORDED BY DEED AT INSTRUMENT NO. 20151022-0107413 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.**

**Property Address:** 3021 BARNES BEND DR, CANE RIDGE, 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 24 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 24 day of February 2016.

SHANE E. HURLEY
Notary Public State of Texas
My Commission # 129388205
My Comm. Exp. April 15, 2017

SE Hurley

NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 254,500.00.

Affiant

Subscribed and sworn to before me this 24th day of February, 2016.

3/6/18

NOTARY PUBLIC My Commission Expires

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.