BILL GARRETT, Davidson County
Trans:T20160018117 DEEDWARRSP
Recvd: 03/04/16 14:37 3 pgs
Fees:18.00 Taxes:348.91
20160304-0021064

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#16-0053

This document generated
under the auspices of, and approved by:
JURIS DOC PREP
801 FOREST RIDGE DRIVE
SUITE 108
BEDFORD, TX 76022
817.510.3113

After Recording Return To:
FOUR STAR TITLE, LLC
2506 N. MT. JULIET ROAD
MT. JULIET, TN 37122

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

Map & Parcel:
043 09 226.00

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:
FRANK RICHARD SCHLIEMANN
242 DUPONT AVE
MADISON, TN 37115

Send Tax Bills To:
FRANK RICHARD SCHLIEMANN
242 DUPONT AVE
MADISON, TN 37115

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

THIS INDENTURE, made this 25 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 **FRANK RICHARD SCHLIEMANN**, a unmarried person, whose tax-mailing address is **242 DUPONT AVE, MADISON, TN 37115** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of $ 94,300.00 **(NINETY FOUR THOUSAND THREE 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 in Davidson County, Tennessee, being Lot No. 44 and the west 20 feet of Lot No. 43 of Block "B" on the Map of Woodlawn Estates, of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robin Lee Collins by Warranty Deed recorded March 17, 2014, Document No. 20140317-0021929 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 242 Dupont Avenue, Madison, TN 37115.

Tax Parcel No.: 043 09 226.00

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS RECORDED BY DEED AT INSTRUMENT NO. 20151012-0103421 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 242 DUPONT AVE, MADISON, TN 37115
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 25 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 25 day of February, 2016.

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

NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 94,300.00.

Affiant

Subscribed and sworn to before me this 29th day of February, 2016.

NOTARY PUBLIC My Commission Expires 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY