Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20160029369 DEEDWARRSP
Recvd: 04/11/16 15:11 3 pgs
Fees:18.00 Taxes:481.00
20160411-0034635

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JURIS DOC PREP
801 FOREST RIDGE DRIVE
SUITE 108
BEDFORD, TX 76022
817.510.3113

After Recording Return To:
HARLEY M. LEFTWICH
727 RUSSELL STREET
NASHVILLE TN 37206

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:
059 15 0 111.00

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:
HARLEY M. LEFTWICH
727 RUSSELL STREET
NASHVILLE TN 37206

Send Tax Bills To:
HARLEY M. LEFTWICH
727 RUSSELL STREET
NASHVILLE TN 37206

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

THIS INDENTURE, made this 31 day of March, 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 **HARLEY M. LEFTWICH, an unmarried man**, whose tax-mailing address is **727 RUSSELL STREET, NASHVILLE TN 37206** ("**GRANTEE(S)**").

A HML

WITNESSETH

That Grantor, for and in consideration of the sum of $130,000.00 **(ONE HUNDRED THIRTY 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:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Haynes Heights, Section 4, of record in Book 3842, page 96, Register's Office for Davidsor County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bennie Nicholson, Jr by Special Warranty Deed recorded July 3, 2003 in Instrument No. 20030703-0092620, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2621 Walker Lane, Nashville, TN 37207.

Tax Parcel No.: 059 15 0 111.00

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS RECORDED BY DEED AT INSTRUMENT NO. 20151202-0121360 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 2621 WALKER LN, NASHVILLE, TN 37207
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 31 day of March, 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 31 day of March, 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 $ 130,000.00.

Affiant

Subscribed and sworn to before me this 7th day of April, 2016.

JEFFREY M. GIBBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 18, 2016

NOTARY PUBLIC My Commission Expires