16-03-013

Davidson County DEEDWARRSP
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**After Recording Return To:**
**WEISS & WEISS,**
**ATTORNEYS AT LAW**
1900 CHURCH STREET, STE. 301
NASHVILLE, TN 37203

**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:**
056M-A-004

# 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:**
**DALTON ASHTON MASSON**
1812 WOODLAND FARMS CT.
OLD HICKORY, TN 37138

**Send Tax Bills To:**
DALTON ASHTON MASSON
1812 WOODLAND FARMS CT.
OLD HICKORY, TN 37138

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

THIS INDENTURE, made this 23 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 **DALTON ASHTON MASSON, an unmarried person,** whose tax-mailing address is **1812 WOODLAND FARMS CT., OLD HICKORY, TN 37138,** (**"GRANTEE(S)"**).

**WITNESSETH**

That Grantor, for and in consideration of the sum of **$110,000.00 (ONE HUNDRED TEN 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:

**SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

**BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED AT INSTRUMENT NUMBER 20160129-0008961, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.**

**Property Address:** 3109 PRIEST WOODS DR., NASHVILLE, TN 37214

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.

[THIS SPACE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has executed this Deed on this 23 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 23 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 $ 110,000.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2016.

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires
7/2/18

EXHIBIT "A"
LEGAL DESCRIPTION

**LOT NUMBER 6A ON THE PLAN OF ZONE LOT DIVISION OF LOTS 6, 75-78 OF SECTION 4, LAKEVIEW HILLS SUBDIVISION, OF RECORD IN PLAT BOOK 6250, PAGE 533, AMENDING PLAT BOOK 5200, PAGE 642, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**
TAX ID: 108 16 0 103.00
more commonly known as 3109 PRIEST WOODS DR, NASHVILLE, TN 37214.

**[THIS SPACE LEFT INTENTIONALLY BLANK]**

I, the undersigned, 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.

PETER WEISS

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

