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After Recording Return To:
CAROLYN MCCLERKIN
2221 GOLDEN OAK PL.
MADISON, TN 37115

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:
060-02-0-089.00

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:
CAROLYN MCCLERKIN
2221 GOLDEN OAK PL.
MADISON, TN 37115

Send Tax Bills To:
CAROLYN MCCLERKIN
2221 GOLDEN OAK PL.
MADISON, TN 37115

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

THIS INDENTURE, made this 15 day of April, 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 **CAROLYN MCCLERKIN**, unmarried whose tax-mailing address is **2221 GOLDEN OAK PL., MADISON, TN 37115** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$118,000.00 (ONE HUNDRED EIGHTEEN 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:

Land in Davidson County, Tennessee, being Lot Number 59 on the Plan of Parkwood Estates, Section One, of record in Plat Book 2900, Page 119-120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Coyotito L. Davis by Warranty Deed recorded June 22, 2012, Document No. 20120622-0054713 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3129 Richmond Hill Drive, Nashville, TN 37207.

Tax Parcel No.: 060-02-0-089.00

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT DOCUMENT NUMBER: 20160107-0001494, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 3129 RICHMOND HILL DR., 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 15 day of April, 2016.

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America

By: _____

Rhonda Daniels, 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 Rhonda Daniels, 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 15 day of April, 2016.

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

_____
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 118,000.00.

_____
Affiant

Subscribed and sworn to before me this 22nd day of April, 2016.

_____
NOTARY PUBLIC My Commission Expires
8/23/16

PATRICIA NICHOLL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY