BILL GARRETT, Davidson County
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**After Recording Return To:**
**SOLOMANPARKS TITLE & ESCROW, LLC**
**547 N MT. JULIET ROAD**
**SUITE 200, 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**

**PREPARER NOT RESPONSIBLE FOR CLOSING**

**Map & Parcel:**
**064-12-0A 110.00**

# 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:**
**JAMES E. THOMAS**
**117 HIDDEN POINT**
**HENDERSONVILLE, TN 37075**

**Send Tax Bills To:**
**JAMES E. THOMAS**
**117 HIDDEN POINT**
**HENDERSONVILLE, TN 37075**

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

THIS INDENTURE, made this 29 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 **JAMES E. THOMAS, sole owner**, whose tax-mailing address is **117 HIDDEN POINT, HENDERSONVILLE, TN 37075** ("**GRANTEE(S)**").

**WITNESSETH**

That Grantor, for and in consideration of the sum of **$116,000.00 (ONE HUNDRED SIXTEEN 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 Unit No. 110 on the plan of parcels 102, 104, 106, 108, 110, 112, 114 and 116, addition to Section One, Fox Run Condominium Apartments, as of record in Plat Book 5200, Page 89, as established by the Master Deed of Record in Plat Book 4956, Page 582, Book 5535, Page 713, Book 5895, Page 516, Book 5936, Page 301, Book 6370 Page 817, Book 8510, Page 92 and Book 8510, Page 95 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being also known as 110 Saddle Tree Court Hermitage, TN 37076.

**BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS RECORDED BY DEED AT INSTRUMENT NUMBER 20160204-0010934, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.**

**Property Address:** 110 SADDLE TREE CT, HERMITAGE, TN 37076

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 29 day of April, 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 29 day of April, 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 $ 116,000.00

Affiant

Subscribed and sworn to before me this 2 day of May, 2016.

NOTARY PUBLIC My Commission Expires

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019