Bill Garrett Davidson County
Batch# 7904 DEEDWARRSP
10/03/2017 03:26:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171003-0101422

THIS INSTRUMENT PREPARED BY:
LAW OFFICES OF ARNOLD M. WEISS, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296
96021860
WC #7240-0128847-FC

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26 day of September, 2017 by and between Freedom Mortgage Corporation, hereinafter called Grantor, and, THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States, his successors and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of DAVIDSON, State of Tennessee, to-wit:

Beginning at an iron pin set in the East right of way of Clarksville Pike at the intersection with Eaton's Creek Road; thence with East right of way of Clarksville Pike, South 21 degrees 12' 00" West 516.76 feet to an iron pin set in the Northwest corner of Tract #3, the true point of beginning; thence South 87 degrees 55' 44" East 1085.38 feet to an iron pin set; thence South 2 degrees 18' 06" West 200.00 feet to an iron pin set; thence North 87 degrees 55' 44" West 1153.94 feet to an iron pin set in the right of way of Clarksville Pike; thence North 21 degrees 12' 00" East 211.69 feet to the Point of Beginning, containing 223,930 square feet or 5.140 acres.

Being the same property conveyed by Substitute Trustee's Deed of record in Register's Instrument No. 20170919-0095609 Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 26 day of September, 2017.

SHANICE L BRALOCK
Notary Public, State of Indiana
Marion County
Commission # 695677
My Commission Expires
January 22, 2025

Freedom Mortgage Corporation

BY: _____
Erica D. Tracy
FCL Specialist III

STATE OF Indiana
COUNTY OF Hamilton

Before me, the undersigned Notary Public in and for said County and State, personally appeared Erica D. Tracy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged such person to be the FCL Specialist III, of Freedom Mortgage Corporation, the within named entity, and that such Erica D Tracy executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the entity as Erica D. Tracy.

Witness my hand and Official Seal at office this 26 day of Sept, 2017.

_____
Notary Public Shanice L. Bralock

My Commission Expires: 1/22/25

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Property Address: 5950 Clarksville Pike, Joelton, TN 37080

Parcel # 029-00-0-359.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES AND
Mail Tax Bill to:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value,
whichever is greater, for this transfer is $****EXEMPT****

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Sept, 2017.

_____
Notary Public
My Commission Expires:

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 07-14-2020