Bill Garrett Davidson County
Batch# 42677 DEEDWARRSP
12/29/2017 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20171229-0132293

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After Recording Return To:
RICHARD PAULS AND
KAREN M. PAULS
5950 CLARKSVILLE PIKE
JOELTON, TN 37080

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:
029-00-0-359.00

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:
RICHARD PAULS AND
KAREN M. PAULS
5950 CLARKSVILLE PIKE
JOELTON, TN 37080

Send Tax Bills To:
RICHARD PAULS AND
KAREN M. PAULS
5950 CLARKSVILLE PIKE
JOELTON, TN 37080

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

THIS INDENTURE, made this 20 day of December, 2017, 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 **RICHARD PAULS AND KAREN M. PAULS**, whose tax-mailing address is **5950 CLARKSVILLE PIKE, JOELTON, TN 37080** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$387,000.00 (THREE HUNDRED EIGHTY SEVEN 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:

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 AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 20171003-0101422 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 5950 CLARKSVILLE PIKE, JOELTON, TN 37080

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 20 day of December, 2017.

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 20 day of December, 2017.

SHANE E HURLEY
Notary Public State of Texas
My Commission# 129388205
My Comm. Exp. Apr. 15, 2021

NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 387,000.

Affiant

Subscribed and sworn to before me this 22nd day of December, 2017.

NOTARY PUBLIC My Commission Expires

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY