Bill Garrett Davidson County
Batch# 44056 DEEDWARRSP
01/03/2018 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $730.75
20180103-0001035

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**After Recording Return To:**
**RACHELLE ADAMS**
**5328 RYAN ALLEN CIR**
**WHITES CREEK, TN 37189**

**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:**
**041010A13900CO**

# 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:**
**RACHELLE ADAMS**
**5328 RYAN ALLEN CIR**
**WHITES CREEK, TN 37189**

**Send Tax Bills To:**
RACHELLE ADAMS
5328 RYAN ALLEN CIR
WHITES CREEK, TN 37189

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

THIS INDENTURE, made this 19 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 **RACHELLE ADAMS**, whose tax-mailing address is **5328 RYAN ALLEN CIR, WHITES CREEK, TN 37189** ("**GRANTEE(S)**").

## WITNESSETH

That Grantor, for and in consideration of the sum of **$197,500.00 (ONE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED 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:

**A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**
**LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 120 ON THE PLAN OF COBBLESTONE CREEK PHASE THREE OF RECORD AS INSTRUMENT NUMBER 20081023-0106163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.**
**BEING THE SAME PROPERTY AS CONVEYED FROM WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE TO MID AMERICA MORTGAGE, INC. AS DESCRIBED IN TRUSTEE'S DEED, DATED 09/15/2017, RECORDED 09/18/2017 IN INSTRUMENT 20170918-0095210, DAVIDSON COUNTY RECORDS.**

**BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 20171113-0116193 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.**

**Property Address: 5328 RYAN ALLEN CIR, WHITES CREEK, TN 37189**

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 19 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 19 day of December, 2017.

ADRIA BRENNAN
Notary Public, State of Texas
Comm. Expires 06-28-2021
Notary ID 2177272

NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 197,500.00.

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