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JURIS DOC PREP
801 FOREST RIDGE DRIVE
SUITE 108
BEDFORD, TX 76022
817.510.3113

Bill Garrett Davidson County
Batch# 124351 DEEDWARRSP
08/03/2018 09:30:30 AM 4 pgs
Fees: $23.00 Taxes: $758.50
20180803-0076243

After Recording Return To:
TIM R. WILSON AND KEVIN MCGINN
610 WEST MEADE
NASHVILLE, TN 37205

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:
090 16 0 085.000

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:
TIM R. WILSON AND KEVIN MCGINN
610 WEST MEADE
NASHVILLE, TN 37205

Send Tax Bills To:
TIM R. WILSON AND KEVIN MCGINN
610 WEST MEADE
NASHVILLE, TN 37205

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

THIS INDENTURE, made this 26 day of July, 2018, 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 **TIM R. WILSON AND KEVIN MCGINN**, whose tax-mailing address is **610 WEST MEADE, NASHVILLE, TN 37205** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$205,000.00 (TWO HUNDRED FIVE 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:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 20180530-0051291 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 6214 HENRY FORD DR, NASHVILLE, TN 37209
The legal description was 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 26 day of July, 2018.

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

By: 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 26 day of July, 2018.

GENE FISHER
Notary Public State of Texas
My Commission# 129331668
My Comm. Exp. Mar. 16, 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 $ 205,000.

Affiant

Subscribed and sworn to before me this 1st day of August, 2018.

NOTARY PUBLIC My Commission Expires

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

EXHIBIT "A"
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 213 ON THE PLAN OF CHARLOTTE PARK, SECTION III, OF RECORD IN BOOK 2663, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN STEPHEN COLEMAN AND WIFE, NADINE COLEMAN, BY DOUBLE QUITCLAIM DEED FROM W. WILLIAM DAVIS, TRUSTEE, DATED 3/15/2004, RECORDED 4/7/2004, OF RECORD IN INSTRUMENT NO. 20040407-0039830, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PREVIOUSLY CONVEYED TO JOHN STEPHEN COLEMAN BY WARRANTY DEED FROM TONY E. MORAN AND WIFE, MYONGSUK MASON, DATED 12/30/1988, RECORDED 1/4/1989, OF RECORD IN BOOK 7744, PAGE 325, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ADDRESS OF THE HEREIN DESCRIBED PROPERTY IS BELIEVED TO BE 6214 HENRY FORD DRIVE, NASHVILLE, TN 37209, AND IS SHOWN ON ALL TAX RECORDS AS SAME, BUT SUCH ADDRESSES ARE NOT PART OF THE LEGAL DESCRIPTION OF THE PROPERTY HEREIN AND IN THE EVEN OF ANY DISCREPANCY, THE LEGAL DESCRIPTION HEREIN SHALL CONTROL.

MAP/PARCEL# 090 16 0 085.000

THIS IMPROVED PROPERTY IS MORE COMMONLY REFERRED TO AS FOLLOWS: 6214 HENRY FORD DRIVE, NASHVILLE, TENNESSEE 37209

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