This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue Suite 1400
Little Rock, AR 72201
(501)219-9388

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR
Citizens Bank, N.A.

GRANTEE
The Secretary of Veterans Affairs,
an Officer of the United States of America,
successors and assigns

Karen Y Johnson Davidson County
Batch# 169631 DEEDWARRSP
12/03/2018 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181203-0117720

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Citizens Bank, N.A., a corporation organized under and by virtue of the laws of the State of New Jersey ("Grantor), by its Second Vice President and its Second Vice President, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars ($10.00), in hand paid by the Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns at 3401 West End Avenue, Suite 760W, Nashville, TN 37203 ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, TN, to wit:

LAND in Davidson County, Tennessee, being Lot No. 528 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, Page 31, in the Register's Office for Davidson County, Tennessee. Said Lot No. 528 fronts 75.0 feet on the Northwest margin of Vailview Drive and runs back between lines measuring 176.4 feet to the Northeast side and 174.2 feet on the Southwest side to a dead line in the rear, on which it measures 75.03 feet.

More commonly known as: 3251 Vailview Drive, Nashville, TN 37207

Being the same property conveyed to Grantor by deed recorded November 19, 2018, as Instrument No. 20181119-0113379, in the Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 05015013000

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Cenlar FSB as attorney-in-fact for Citizens Bank, N.A. hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of Cenlar FSB as attorney-in-fact for Citizens Bank, N.A. is hereunto affixed by its Second Vice President and its Second Vice President, this 26 day of November, 2018.

Cenlar FSB as attorney-in-fact for Citizens Bank, N.A.

By: _____
Kim Hagen

Title: Second Vice President

ATTEST:

By: _____
Francine Bryant

Title: Second Vice President

W&A No. 333296
Cenlar FSB
Special Warranty Deed

ACKNOWLEDGMENT

STATE OF New Jersey

COUNTY OF Mercer

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kim Hagen and Francine Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such persons to be the president (or other such officers authorized to execute the instrument) of Citizens Bank, N.A., the within-named bargainor, a corporation, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Ewing, NJ this 29 day of November, 2018.

Notary Public Regina Evaslin

REGINA E. EVASLIN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 10, 2022
ID# 50065694

My Commission Expires: 8/10/22

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $156,333.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Maria Yoder, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock, AR this 29th day of November, 2018.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

Notary Public

My Commission Expires: 4-25-2024

Property Owner(s) or Agency Responsible for Payment of Taxes:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203
Tax Parcel No. 05015013000

W&A No. 333296
Cenlar FSB
Special Warranty Deed

True Copy Certification

I, Lina Nguyen, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of ARKANSAS
County of PULASKI

Personally appeared before me, Matt Robins, a notary public for this county and state, Lina Nguyen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-25-2024
Notary' Seal (if on paper)

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

W&A No. 333296
Cenlar FSB
Special Warranty Deed