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**
**PennyMac Loan Services, LLC**

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

Karen Y Johnson Davidson County
Batch# 172465 DEEDWARRSP
12/11/2018 08:22:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181211-0120284

# SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, PennyMac Loan Services, LLC, a corporation organized under and by virtue of the laws of the State of Texas ("Grantor), by its Authorized Representative and its Authorized Representative, 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 Unit B on the Plan of 2123 Burns Street, of record as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 2123 Burns Street, a Horizontal Property Regime with Private Elements, in Instrument No. 20150316-0022432, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

More commonly known as: 2123 B Burns Street, Nashville, TN 37216

Being the same property conveyed to Grantor by deed recorded November 13, 2018, as Instrument No. 20181113-0111378, in the Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 072 15 0M 002.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And PennyMac Loan Services, LLC 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 PennyMac Loan Services, LLC is hereunto affixed by its Authorized Representative and its Authorized Representative, this 30 day of November, 2018.

PennyMac Loan Services, LLC

By: _____
Francisco Guadiana

Name: _____

Title: Authorized Representative

ATTEST:

By: _____

Name: Kelly Kaimana

Title: Authorized Representative



W&A No. 332436
PennyMac Loan Services, LLC
Special Warranty Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas )
County of Tarrant )

On November 30, 2018 before me, Elsie Kroussakis Notary Public
(insert name and title of the officer)

personally appeared Francisco Guadiana Authorized Representative
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elsie Kroussakis (Seal)

ELSIE KROUSSAKIS
Notary Public, State of Texas
Comm. Expires 10-14-2019
Notary ID 1025456

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 $294,596.00, 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.

Francisco Guadiana

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

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. 072 15 0M 002.00

FORM FOR OATH

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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 5th day of December, 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. 072 15 0M 002.00