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Karen Johnson Davidson County
Batch# 211302 DEEDWARRSP
03/28/2019 03:30:30 PM 5 pgs
Fees: $28.00 Taxes: $1,528.83
20190328-0028238

After Recording Return To:
JOHN D. SMITH
8180 MIDDLEWICK LN
NOLENSVILLE, TN 37135

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:
186040A11600CO

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:
JOHN D. SMITH
8180 MIDDLEWICK LN
NOLENSVILLE, TN 37135

Send Tax Bills To:
JOHN D. SMITH
8180 MIDDLEWICK LN
NOLENSVILLE, TN 37135

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

THIS INDENTURE, made this 14 day of March, 2019, 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 **JOHN D. SMITH**, a married man, whose tax-mailing address is **8180 MIDDLEWICK LN, NOLENSVILLE, TN 37135** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$413,198.00 (Four Hundred Thirteen Thousand One Hundred Ninety Eight 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 FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 201901290008649 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 8180 MIDDLEWICK LN, NOLENSVILLE, TN 37135
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 14 day of March, 2019.

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 14 day of March, 2019.

GENE FISHER
Notary Public State of Texas
My Commission# 129331666
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 $ 413,198.00

Affiant Janie Lopez

Subscribed and sworn to before me this 27 day of March, 2019.

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

NOTARY PUBLIC 6/29/21 My Commission Expires

EXHIBIT "A"
(LEGAL DESCRIPTION)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT #16-73225 AND IS DESCRIBED AS FOLLOWS:.

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 309 ON THE PLAN OF FINAL PLAT BURKITT PLACE, PHASE 2B, CLUSTER LOT SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20070222-0021966, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO (1) ALL MATTERS SHOWN ON THE PLAT OF RECORD IN PLAT INSTRUMENT NO. 0070222-0021966; (2) COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED OF RECORD IN INSTRUMENT 20060306- 0025388; (3) DEED EASEMENT CONTAINED IN WARRANTY DEED OF RECORD IN BOOK 1481, PAGE 273; (4) EASEMENT AND CONTRIBUTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050816-0096915; (5) AGREEMENT FOR DEDICATION OF EASEMENT OF RECORD IN INSTRUMENT NO. 20050908-0108101; (6) EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20060317-0030915; (7) STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060427-0048083; (8) INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN INSTRUMENT NO. 20070724-0067659; (9) BOUNDARY MAP OF RECORD IN INSTRUMENT NO. 20050920-0113225; (10) QUIT CLAIM DEED OF RECORD IN INSTRUMENT NO. 20071220-0145868; (11) ASSIGNMENT OF DEVELOPER'S RIGHTS OF RECORD IN INSTRUMENT NO. 20120106-0001500, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS FURTHER SUBJECT TO (1) ALL APPLICABLE ZONING ORDINANCES (2) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD, (3) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD, (4) BUILDING RESTRICTIONS, AND (5) OTHERS MATTERS OF PUBLIC RECORDS.

APN: 186040A11600C0

COMMONLY KNOWN AS 8180 MIDDLEWICK LN, NOLENSVILLE, TN 37135

True Copy Certification

I, Jacquelyn Rudolph, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY