Karen Johnson Davidson County
Batch# 219202 DEEDWARRSP
04/17/2019 02:46:15 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20190417-0035396

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

After Recording Return To:
PROGRESSIVE PROPERTY
MANAGEMENT, LLC
3549 SENECA FOREST DRIVE
NASHVILLE, TN 37217

Map & Parcel:
050-15-0-1 300.0

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

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:
PROGRESSIVE PROPERTY
MANAGEMENT, LLC
3549 SENECA FOREST DRIVE
NASHVILLE, TN 37217

Send Tax Bills To:
PROGRESSIVE PROPERTY
MANAGEMENT, LLC
3549 SENECA FOREST DRIVE
NASHVILLE, TN 37217

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

THIS INDENTURE, made this 25 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 **PROGRESSIVE PROPERTY MANAGEMENT, LLC**, a Tennessee limited liability company, whose tax-mailing address is **3549 SENECA FOREST DRIVE, NASHVILLE, TN 37217** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$165,000.00 (ONE HUNDRED SIXTY FIVE THOUSAND 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:

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

Tax Parcel No.: 05015013000

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 20181203-0117720 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 3251 VAILVIEW DRIVE, NASHVILLE, TN 37207
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 25 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 25 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 $ 165,000.00.

Affiant

Subscribed and sworn to before me this 5TH day of APRIL, 2019.

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Carmen Coats
NOTARY PUBLIC My Commission Expires