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
USAA Federal Savings Bank

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

Karen Johnson Davidson County
Batch# 227882 DEEDWARRSP
05/09/2019 12:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190509-0043694

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Nationstar Mortgage LLC d/b/a/ Mr. Cooper as attorney- in- fact USAA Federal Savings Bank, a company organized under and by virtue of the laws of the State of Texas ("Grantor), by its Assistant Secretary and its Assistant Secretary, duly authorized by proper resolution of its Board of Managers, 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 No. 456, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, as corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, and further amended at Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, Instrument No. 20150205-0011062 and Instrument No. 20150225-0016078, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit. Solomon Parks File No. 18-001064-528

More commonly known as: 1350 Rosa L Parks Boulevard 456, Nashville, TN 37208

Being the same property conveyed to Grantor by deed recorded April 8, 2019, as Instrument No. 20190408-0031853, in the Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 081 12 0T 456.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Nationstar Mortgage LLC d/b/a Mr. Cooper as attorney-in-fact for USAA Federal Savings Bank 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 Nationstar Mortgage LLC d/b/a Mr. Cooper as attorney-in-fact for USAA Federal Savings Bank is hereunto affixed by its Assistant Secretary and its Assistant Secretary, this 01 day of May, 2019.

Nationstar Mortgage LLC d/b/a Mr. Cooper as attorney-in-fact for USAA Federal Savings Bank

By: _____ 05/01/19

Title: Christy Vieau
Assistant Secretary

ATTEST:

By: _____ 5-1-19

Title: Kenisha Mathis
Assistant Secretary

W&A No. 336728
Nationstar Mortgage LLC d/b/a Mr. Cooper
Special Warranty Deed

ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF Denton

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Christy Vieau and Kenisha Mathis, 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 Nationstar Mortgage LLC d/b/a Mr. Cooper as attorney-in-fact for USAA Federal Savings Bank, 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 Lewisville, Texas this 01 day of May, 2019.

KAREN PROCK
Notary Public, State of Texas
Comm. Expires 11-30-2019
Notary ID 130453604

Karen Prock
Notary Public

My Commission Expires: 11-30-19

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 $353,010.00, 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 7 day of May, 2019.

BETTYE BOONE
MY COMMISSION # 12698721
EXPIRES: August 4, 2026
Pulaski County

Bettye Boone
Notary Public

My Commission Expires: 8/4/2026

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. 081 12 0T 456.00

True Copy Certification

I, Maria Yoder, 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, Tanisha Davis, a notary public for this county and state, Maria Yoder, 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: _____
Notary' Seal (if on paper)

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735