Karen Johnson Davidson County
Batch# 235976 DEEDWARRSP
05/29/2019 12:56:30 PM 5 pgs
Fees: $28.00 Taxes: $1,120.92
20190529-0050720

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BEDFORD, TX 76022
817.510.3113

After Recording Return To:
JOHN E. PRUNTY II
7731 RIDGEWOOD RD
GOODLETTSVILLE, TN 37072

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:
00900012900

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 E. PRUNTY II
7731 RIDGEWOOD RD
GOODLETTSVILLE, TN 37072

Send Tax Bills To:
JOHN E. PRUNTY II
7731 RIDGEWOOD RD
GOODLETTSVILLE, TN 37072

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

THIS INDENTURE, made this 21 day of May, 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 E. PRUNTY II**, whose tax-mailing address is **7731 RIDGEWOOD RD, GOODLETTSVILLE, TN 37072** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$302,950.00 (Three Hundred Two Thousand Nine Hundred Fifty 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:

All that tract or parcel of land, situate in the City of Goodlettsville, County of Davidson and State of Tennessee, and being more fully described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF RESUBDIVISION OF THE LEE V. ARMSTRONG ET UX PROPERTY, OF RECORD IN PLAT BOOK 4955, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

TAX ID: 00900012900

PROPERTY COMMONLY KNOWN AS: 7731 RIDGEWOOD ROAD, GOODLETTSVILLE, TN 37072

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 20181203-0117887 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 7731 RIDGEWOOD RD, GOODLETTSVILLE, TN 37072
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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this Deed on this 21 day of May, 2019.

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America

By: Michelle Murphy, AVP
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 21 day of May, 2019.

GENE FISHER
Notary Public State of Texas
My Commission# 129331668
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 $302,950.00.

Affiant

Subscribed and sworn to before me this 24th day of May, 2019.

NOTARY PUBLIC My Commission Expires 7/9/22

LISA A. WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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