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801 FOREST RIDGE DRIVE
SUITE 108
BEDFORD, TX 76022
817.510.3113

Karen Johnson Davidson County
Batch# 304030 DEEDWARRSP
10/22/2019 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $841.75
20191022-0108027

After Recording Return To:
BRANDON B. GLADISH SR.
3065 BRANTLEY DRIVE
ANTIOCH, TN 37013

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:
15002023000

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:
BRANDON B. GLADISH SR.
3065 BRANTLEY DRIVE
ANTIOCH, TN 37013

Send Tax Bills To:
BRANDON B. GLADISH SR.
3065 BRANTLEY DRIVE
ANTIOCH, TN 37013

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

THIS INDENTURE, made this 16 day of October, 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 **BRANDON B. GLADISH SR.**, whose tax-mailing address is **3065 BRANTLEY DRIVE, ANTIOCH, TN 37013** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$227,500.00 (Two Hundred Twenty Seven Thousand Five Hundred 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT 176 ON THE PLAN OF RESUBDIVISION OF LOT 16, PERCY PRIEST MEADOWS ADDITION, SECTION ONE AND LOT 176 HARBOR GATE, SECTION TWO REVISED, OF RECORD IN PLAT BOOK 6050, PAGE 503, WHICH AMENDS PLAT OF RECORD IN PLAT BOOK 6200, PAGE 509, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 20190711-0067754 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 3065 BRANTLEY DRIVE, ANTIOCH, TN 37013
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 16 day of October, 2019.

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

By: 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 16 day of October, 2019.

GENE FISHER
Notary Public State of Texas
My Commission# 129831668
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 $ 227,500.00

Affiant

Subscribed and sworn to before me this 18 day of October, 2019.

11/8/22

NOTARY PUBLIC My Commission Expires

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).