Karen Johnson Davidson County
Batch# 306621 DEEDWARRSP
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Fees: $18.00 Taxes: $839.90
20191028-0109946

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**After Recording Return To:**
LEE FRANCIS NOEL JR.
3310 WEST END AVENUE, STE 485
NASHVILLE, TN 37203

**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: 090-15-0-102.00**

# 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:**
LEE FRANCIS NOEL JR.
3310 WEST END AVENUE, STE 485
NASHVILLE, TN 37203

**Send Tax Bills To:**
LEE FRANCIS NOEL JR.
3310 WEST END AVENUE, STE 485
NASHVILLE, TN 37203

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

THIS INDENTURE, made this 22 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 **LEE FRANCIS NOEL JR.**, whose tax-mailing address is **3310 WEST END AVENUE, STE 485, NASHVILLE, TN 37203** ("**GRANTEE(S)**").

## WITNESSETH

That Grantor, for and in consideration of the sum of **$227,000.00 (Two Hundred Twenty Seven Thousand 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 CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:**

**BEING LOT NO. 1055 ON THE PLAN OF CHARLOTTE PARK, SECTION 14, AS OF RECORD IN BOOK 3300, PAGE 29, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 1055 FRONTS 86 FEET ON THE NORTHERLY SIDE OF COMET DRIVE AND RUNS BACK BETWEEN LINES 163.1 FEET ON THE EASTERLY SIDE AND 179.9 FEET ON THE WESTERLY SIDE, WHICH IS A BROKEN LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 20 FEET.**

**PARCEL ID NUMBER: 090-15-0-102.00**

**PROPERTY COMMONLY KNOWN AS: 618 COMET DRIVE, NASHVILLE, TN 37209**

**BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 20190822-0084464 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.**

**Property Address:** 618 COMET DR, NASHVILLE, TN 37209
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 22 day of October, 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 22 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 $ 227,000.00.

Affiant

Subscribed and sworn to before me this 25 day of OCTOBER 2019.

NOTARY PUBLIC My Commission Expires 1-6-20