This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue4
Suite 1400
Little Rock, AR 72201
(501)219-9388

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR Caliber Home Loans, Inc.

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

Karen Johnson Davidson County
Batch# 335792 DEEDWARRSP
12/27/2019 02:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191227-0134032

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Caliber Home Loans, Inc., a corporation organized under and by virtue of the laws of the State of California ("Grantor), by its Authorized Officer and its Authorized Officer, duly authorized by proper resolution of its Board of Directors, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF ARROWHEAD ESTATES, SECTION 1, A REVISED PLAN OF WHICH IS RECORDED IN BOOK 4955, PAGE 27, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

More commonly known as: 1024 Cheyenne Boulevard, Madison, TN 37115

Being the same property conveyed to Grantor by deed recorded December 20, 2019, as Instrument No. 20191220-0131629, Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 043160148.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Caliber Home Loans, Inc. 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 Caliber Home Loans, Inc. is hereunto affixed by its Authorized Officer and its Authorized Officer, this 21 day of December, 2019.

Caliber Home Loans, Inc.

By: _____

Title: Authorized Officer

ATTEST:

By: _____
Alyssa Salyers

Title: Authorized Officer

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kolette Modlin and _____, 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 Caliber Home Loans, Inc., 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

FORM FOR OATH "See attached"

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,707.50, 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.

_____
Kolette Modlin

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

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. 043160148.00

"See attached"

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On DEC 24 2019 before me, Shannon Lori McCray, Notary Public
(insert name and title of the officer)

personally appeared Kolette Modlin AND Alyssa Salyers,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SHANNON LORI MCCRAY
Notary Public - California
San Diego County
Commission # 2288999
My Comm. Expires May 18, 2023

Signature _____ (Seal)
Shannon Lori McCray, Notary Public

True Copy Certification

I, Jordan Winter, 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.

Signature

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, Matt Robins, a notary public for this county and state, Jordan Winter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

Notary's Signature

My Commission Expires: 4-25-2024
Notary' Seal (if on paper)