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801 FOREST RIDGE DRIVE
SUITE 108
BEDFORD, TX 76022
817.510.3113

Karen Johnson Davidson County
Batch# 338906 DEEDWARRSP
01/06/2020 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20200106-0001548

After Recording Return To:
ALISON COOPER
100 PORTSMOUTH DR
NOVATO, CA 94949

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:
081-12-0-T 456.00 CO

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:
ALISON COOPER
100 PORTSMOUTH DR
NOVATO, CA 94949

Send Tax Bills To:
ALISON COOPER
100 PORTSMOUTH DR
NOVATO, CA 94949

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

THIS INDENTURE, made this 27 day of December, 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 **ALISON COOPER**, whose tax-mailing address is **100 PORTSMOUTH DR, NOVATO, CA 94949** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$395,000.00 (Three Hundred Ninety Five 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:

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

Tax Parcel No.: 081 12 0T 456.00

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 20190509-0043694 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1350 ROSA L PARKS BLVD 456, NASHVILLE, TN 37208
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 27 day of December, 2019.

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

By: _____, _____
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 OF : Texas ;

COUNTY OF: Denton ;

ACKNOWLEDGED AND EXECUTED BEFORE ME on this date, before me personally appeared _____, 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 27 day of December 2019.

[illegible] Notary Public, State of Texas
My Comm. Expires 06-28-2021
Notary ID [illegible]

_____ 6-28-2021
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 395,000.00.

_____
Affiant

Subscribed and sworn to before me this 31st day of DECEMBER, 2019.

Carmen Coats
NOTARY PUBLIC My Commission Expires

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022