AFTER RECORDING RETURN TO:
SERVICELINK
1400 Cherrington Parkway
Coraopolis, PA 15108
File No. 191291467

Karen Johnson Davidson County
Batch# 354258 DEEDWARR
02/06/2020 08:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200206-0013778

This document prepared by:
John O. Windsor, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 133-07-0-238.00

GENERAL WARRANTY DEED

This conveyance is exempt under 66-5-209(8)

THIS DEED made and entered into on this 4 day of FEBRUARY, 2020, by and between **Rushmore Loan Management Services, LLC**, a mailing address of 15480 Laguna Canyon Road, Irvine, CA 92618 hereinafter referred to as Grantor(s) and **The Secretary of Veterans Affairs, an Officer of the United States,** a mailing address of Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3707 Grubbs Road, Nashville, TN 37211

Being the same property conveyed from Wilson & Associates, PLLC, Successor Trustee to Rushmore Loan Management Services LLC dated 12/05/2019 and recorded 12/09/2019 in Deed Inst. #20191209-0126405 in Davidson County Records.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's successors and assigns, FOREVER, Grantor does hereby bind Grantor and Grantor's successors, executors, and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's successors and assigns, against every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 4 day of February, 2020.

Rushmore Loan Management Services, LLC

By: Brenden Gately

Print Name: Brenden Gately

Title: VP

STATE OF Oklahoma
COUNTY OF Oklahoma

On this 4 day of Feb, 2020, before me, Anna Nicole Gilliam, the undersigned Notary Public, personally appeared Brenden Gately known to me (or satisfactorily proven) to be the VP of **Rushmore Loan Management Services, LLC** and whose name(s) is/are subscribed to the within instrument bearing date of Feb 4, 2020 and acknowledged that he/she/they has/have executed the same for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.

Notary Public
My commission expires: 06/26/2022

ANNA NICOLE GILLIAM NOTARY # 18006392 EXP. 06/26/22 PUBLIC STATE OF OKLAHOMA

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

STATE OF Pennsylvania
COUNTY OF Allegheny

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $240,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Matthew E. Webb

Sworn to before me this 5th day of FEBRUARY, 2020.

Notary Public
My Commission Expires: APRIL 13, 2023

Commonwealth of Pennsylvania - Notary Seal
Charles E. Hogue Jr., Notary Public
Allegheny County
My commission expires April 13, 2023
Commission number 1289872
Member, Pennsylvania Association of Notaries

Name and address for person(s) responsible for taxes:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

Name and address of property owner:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

EXHIBIT A
LEGAL DESCRIPTION

Land located in Davidson County, Tennessee, being all of Lot No. 40 on the Plan of Parma Heights, of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 40 begins at a point in the Northwest margin of Grubbs Road, being the common corner of Lot Nos. 39 and 40 and runs with the Northwest margin of Grubbs Road in a Southwesterly direction 63 feet to the common corner of Lot Nos 40 and 41; thence 118.1 feet in a Northwesterly direction to a concrete monument, which is the common corner of Lot Nos. 40, 41, and 42; thence in a Northerly direction 98.1 feet to a concrete monument which is the corner of Lot Nos. 39 and 40; thence 193.3 feet in an Easterly direction to the point of beginning. (Legal description revised pursuant to an Attorney's Affidavit recorded prior to foreclosure.)

TAX ID: 133-07-0-238.00

Property commonly known as: 3707 Grubbs Road, Nashville, TN 37211

True Copy Certification

I, Heidi Jones, 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.

Heidi Jones

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Karen Rose Hall a notary public for this county and state, Heidi Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen Rose Hall

Notary's Signature

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen Rose Hall, Notary Public
Center Twp., Beaver County
My Commission Expires Aug. 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Seal