Prepared By:	Property Address:	Return To:	Property Owner and Taxes to be Paid by:
BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Ste 310 Atlanta, GA 30341	215 Engel Ave Goodlettsvlle, TN 37072	BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Ste 310 Atlanta, GA 30341	SECRETARY OF VETERANS AFFAIRS, c/o Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203 Tax Parcel ID #:018 11 0 009.00

Grantor(s):	Grantee(s):
Reliance First Capital, LLC (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, and feminine as in each case required by context.)	**Secretary of Veterans Affairs, an Officer of the United States of America, its successors and assigns**

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable consideration paid in hand to him, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of TN, and being hereinafter described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF CONNELL, ESTATES, SECTION 2, A PLAT OF WHICH IS OF RECORD IN BOOK 2900, PAGE 130, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO:

ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 2900, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RESTRICTIVE COVENANTS FOR SECTION II OF CONNELL ESTATES OF RECORD IN BOOK 3180, PAGE 73-74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

ANY AND ALL OTHER RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO BOBBY W. SPINKS, AND WIFE, SADIE SPINKS FROM WAYNE CLIFTON (A/K/A JOEL WAYNE CLIFTON), PAULA CLIFTON TOMLIN, KIRBY RAY CLIFTON, STEPHEN HARRY, RYAN HARRY, AND ELAINE HARRY SLIGH RECORDED ON JUNE 26, 2012 IN DOCUMENT NUMBER 20120626-0055742 OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 018-11-0-009.00

COMMONLY KNOWN AS 215 ENGEL AVE, GOODLETTSVILLE, TN 37072

Karen Johnson Davidson County
Batch# 368614 DEEDWARRSP
03/06/2020 02:14:28 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200306-0025583

19-18039

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds as Instrument 20200124-0008734.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 13th day of February, 2020.

J. Kavanagh

Reliance First Capital, LLC
Jessica Kavanagh (Printed Name)
Authorized Signer (Title)

STATE OF Illinois }
}
COUNTY OF Lake }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Jessica Kavanagh (officer), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer (title) (or other officer authorized to execute the instrument) of Reliance First Capital, LLC, the within named bargainor, a corporation, and that such Authorized Signer (title) or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Signer (title).

Witness my hand and seal of office this the 13th day of Feb, 2020.

Gina Rodriguez

Notary-Public

My Commission Expires: 02/17/2021

OFFICIAL SEAL
GINA RODRIGUEZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/17/21

STATE OF GA }
}
COUNTY OF DeKALB }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $171,374.62. **(Tax Exempt – Vesting Title into Government Entity – Secretary of Veterans Affairs, an Officer of the United States of America)**

Affiant

STATE OF GA }
}
COUNTY OF DeKALB }

Sworn to and Subscribed before me this 18th day of February, 2021

DEANNA BARBER NOTARY PUBLIC DEKALB COUNTY, GEORGIA

Notary-Public
My Commission Expires: 6.19.21

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001584712

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN DOCUMENT NUMBER 20120626-0055742 AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF CONNELL ESTATES, SECTION 2, A PLAT OF WHICH IS OF RECORD IN BOOK 2900, PAGE 130, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. (DESCRIPTION FROM PRIOR DEED)

SUBJECT TO:

ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 2900, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RESTRICTIVE COVENANTS FOR SECTION II OF CONNELL ESTATES OF RECORD IN BOOK 3180, PAGE 73-74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

ANY AND ALL OTHER RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO BOBBY W. SPINKS, AND WIFE, SADIE SPINKS FROM WAYNE CLIFTON (A/K/A JOEL WAYNE CLIFTON), PAULA CLIFTON TOMLIN, KIRBY RAY CLIFTON, STEPHEN HARRY, RYAN HARRY, AND ELAINE HARRY SLIGH RECORDED ON JUNE 26, 2012 IN DOCUMENT NUMBER 20120626-0055742 OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 018-11-0-009.00

COMMONLY KNOWN AS 215 ENGEL AVE, GOODLETTSVILLE, TN 37072
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED