Karen Johnson Davidson County
Batch# 396976 DEEDWARRSP
05/07/2020 12:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200507-0047728

This instrument prepared by:
BC LAW FIRM, P.A.
10 SE CENTRAL PKWY SUITE 325
STUART, FL 34994

When Recorded Return To:
NATIONAL ASSET MANAGEMENT GROUP
2461 W. LA PALMA AVE., STE 120
ANAHEIM, CA 92801

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA	**SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA**	**151 09 0A 161.00**
DEPARTMENT OF VETERANS AFFAIRS, LOAN GUARANTY SERVICE, 3401 WEST END AVENUE, SUITE 760W **NASHVILLE, TN 37203**	**DEPARTMENT OF VETERANS AFFAIRS, LOAN GUARANTY SERVICE, 3401 WEST END AVENUE, SUITE 760W** **NASHVILLE, TN 37203**	

220-TN-V3

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **WELLS FARGO BANK, N.A.** has this day bargained and sold, and do hereby transfer and convey unto the said **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA**, the Grantee herein, its successors, assigns and legal representatives, certain real estate in **DAVIDSON** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 161, on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Page 763 and 764; as corrected by Surveyor's Certificate of Correction in Book 9473, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **WELLS FARGO BANK, N.A.** by **Substitute Trustee's Deed** recorded on 03/04/2020 at Instrument No. 20200304-0024285, in the Register's Office of **DAVIDSON** County, Tennessee.

Property known as: **108 CAMBRIDGE CLOSE, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its successors and legal representatives forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, assigns and legal representatives, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Witness our hand this 05/04/2020 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Orange Coast Title Company, as Attorney in fact for,
WELLS FARGO BANK, N.A.

By: _____

Name: Jeremy Hardwick

Title: Authorized Signer

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 ORANGE

On, 05/04/2020 before me, MICHAEL DAVID REAGAN, a Notary Public, personally appeared JEREMY HARDWICK 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.

(Seal)

_____
Notary Public (Signature)

MICHAEL DAVID REAGAN
Notary Public - California
Orange County
Commission # 2194465
My Comm. Expires Apr 28, 2021

Commission Expires: 04/28/2021

220-TN-V3

I/WE hereby swear or affirm that actual consideration for this transfer of the value of the property transferred, whichever is greater, is $**EXEMPT**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Orange Coast Title Company, as Attorney in fact for,
WELLS FARGO BANK, N.A.

By: _____

Name (Affiant): Jeremy Hardwick

Title: Authorized Signer

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 ORANGE

Subscribed and sworn to (or affirmed) before me on this 4TH day of May, 2020,
By JEREMY HARDWICK, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(seal)

MICHAEL DAVID REAGAN
Notary Public - California
Orange County
Commission # 2194465
My Comm. Expires Apr 28, 2021

_____
Notary Public
My Commission Expires: 04/28/2021

220-TN-V3

True Copy Certification

I, Jeremy Hardwick, 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

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 Orange

On 05/04/2020 before me, MICHAEL DAVID REAGAN, a Notary Public, personally appeared JEREMY HARDWICK, 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.

Signature _____ (Seal)

MICHAEL DAVID REAGAN
Notary Public – California
Orange County
Commission # 2194465
My Comm. Expires Apr 28, 2021