Karen Johnson Davidson County
Batch# 413651 DEEDWARRSP
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Fees: $23.00 Taxes: $740.00
20200611-0060155

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After Recording Return To:
JOSEPH MAGOUN and
SARA MAGOUN and
1024 CHEYENNE BLVD
MADISON, TN 37115

Map & Parcel: 043-16-0-1 480.0

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

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:
JOSEPH MAGOUN and
SARA MAGOUN and
1024 CHEYENNE BLVD
MADISON, TN 37115

Send Tax Bills To:
JOSEPH MAGOUN and
SARA MAGOUN and
1024 CHEYENNE BLVD
MADISON, TN 37115

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

THIS INDENTURE, made this 22 day of May, 2020, 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 **JOSEPH MAGOUN and SARA MAGOUN**, husband and wife, as joint tenants with rights of survivorship, whose tax-mailing address is **1024 CHEYENNE BLVD, MADISON, TN 37115** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$200,000.00** (TWO HUNDRED 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:

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

Tax Parcel No.: 043160148.00

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 201912270134032 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1024 CHEYENNE BLVD, MADISON, TN 37115
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 22 day of May, 2020.

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

By: Rhonda Canada
Rhonda C.C

Printed Name **Title** ASP

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 Rhonda Canada, 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 22 day of May, 2020.

GENE FISHER
Notary Public State of Texas
My Commission# 129331668
My Comm. Exp. Mar. 16, 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 $ 200,000.00.

Affiant

Subscribed and sworn to before me this 28th day of May, 2020.

SHELLY M. WALLING
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 04-10-2022

NOTARY PUBLIC My Commission Expires

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

