Karen Johnson Davidson County
Batch# 439477 DEEDWARRSP
07/17/2020 11:17:58 AM 4 pgs
Fees: $23.00 Taxes: $791.00
20200717-0078722

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After Recording Return To:
AUBREY B. SAILING
5389 BRICK CHURCH PIKE
GOODLETTSVILLE, TN 37072

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: 018-11-0 009.00

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:
AUBREY B. SAILING
5389 BRICK CHURCH PIKE
GOODLETTSVILLE, TN 37072

Send Tax Bills To:
AUBREY B. SAILING
5389 BRICK CHURCH PIKE
GOODLETTSVILLE, TN 37072

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

THIS INDENTURE, made this 8 day of July, 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 **AUBREY B. SAILING**, whose tax-mailing address is **5389 BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$213,700.00** (TWO HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED 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 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.

APN: 018-11-0-009.00

COMMONLY KNOWN AS 215 ENGEL AVE, GOODLETTSVILLE, TN 37072

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 20200306-0025583 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 215 ENGEL AVE, GOODLETTSVILLE, TN 37072
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.

[THIS SPACE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has executed this Deed on this 8 day of July, 2020.

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

By: _____
Terry Robson, AVP
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 Terry Robson, 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 8 day of July, 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 $ 213,700.00.

_____
Affiant

Subscribed and sworn to before me this 15th day of July, 2020.

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

_____ 9/20/2021
NOTARY PUBLIC My Commission Expires