BILL GARRETT, Davidson County
Trans:T20110025251 DEEDWARR
Recvd: 04/29/11 09:10 2 pgs
Fees:13.00 Taxes:264.50
20110429-0032750

[redacted]

This instrument prepared by:
J. Phillip Jones, Attorney
Law Office of J. Phillip Jones
1800 Hayes St.
Nashville, Tennessee 37203
3007 Casa Dr.
Nashville, TN 37214
Parcel ID 108 07 0A 006.00

New Owner - Send Tax Bills:
U.S. BANK, NATIONAL ASSOCIATION, N.D.
205 W. 4TH STREET SUITE 500
CINCINNATI, OH 45202

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 27th day of April, 2011 between Ron Kirby Unmarried, hereinafter called GRANTOR, and U.S. BANK, NATIONAL ASSOCIATION, N.D.., its successors and assigns, hereinafter called GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEE, its successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LOT NO. 39, UNIT 6, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF PHASE I, OF SECTION ONE AND TWO, PATIO VILLA, AS OF RECORD IN BOOK 5800 PAGE 145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RON KIRBY, UNMARRIED BY DEED DATED JANUARY 20, 1995 OF RECORD IN BOOK 9577 PAGE 334, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3007 CASA DR., NASHVILLE, TN 37214

PARCEL ID # 108 07 0A 006.00

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. I covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as otherwise herein set out.

I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore in addition to that herein above set forth is the full release of all debts, obligations, and charges heretofore existing on account of and by the terms of a Deed of Trust on the property herein conveyed. Said Deed of Trust is dated DECEMBER 10, 2004 executed by the GRANTOR herein, recorded in INSTRUMENT NO. 20041228-0153223 in the Register's Office for DAVIDSON County, Tennessee, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deed of Trust and note secured thereby, and any effect thereof in all respects.

THE GRANTOR further warrants that, as of the date of execution of this instrument, he does not own any other property subject to a mortgage held by US BANK, NATIONAL ASSOCIATION, N.D., and further that he has not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

X Ron Kirby
RON KIRBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RON KIRBY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN, this 27th day of April, 2011.

Dawn M.E. McMahon
Notary Public

My Commission Expires: OCT. 21, 2013

[AFFIX SEAL]

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater for this transfer is $71,485.93

X Sarah Parish
Affiant

Subscribed and sworn to before me, this the 27th day of April, 2011.

My Commission Expires:
OCT. 21, 2013

Dawn M.E. McMahon
Notary Public

[AFFIX SEAL]

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN