Davidson County DEEDWARR
Recvd: 05/01/12 13:18 5 pgs
Fees:28.00 Taxes:390.35
20120501-0037197

After Recording Return to:
SECURED LENDING SERVICES
290 BILMAR DRIVE
PITTSBURGH, PA 15205

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 086-11-0A-075.000
DII-503297

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE made and entered into on this 20 day of April, 2012, by and between TERESA ANN HART, A SINGLE WOMAN, of 911 CHICKEN ROAD, LEBANON, TN 37090 hereinafter referred to as Grantor(s) and HSBC MORTGAGE SERVICES, INC., of 636 GRAND REGENCY BOULEVARD, BRANDON, FL 33510, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN (10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUEMENT NUMBER 20050707-0078514, Recorded: 07/07/2005

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

THIS DEED is being executed and filed for record to convey any and all residual ownership interest in the subject property which is being conveyed in lieu of foreclosure of the subject mortgage recorded in Official Records INSTRUMENT NUMBER 20050707-0078515, of the Public Records of DAVIDSON County, (TN); which includes and is not limited to any homestead rights therein to the subject property; and/or any right of redemption of the aforementioned mortgage listed herein.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining. And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor

Assessor's parcel No. 086-11-0A-075.000

CONDITION AGAINST MERGER: acceptance of this deed by the grantee shall not cancel the existing mortgage from the Grantor to HSBC MORTGAGE SERVICES, INC., nor shall acceptance result in a merger of the mortgage lien into the fee simple conveyed hereby. The existing mortgage from the Grantor to the Grantee shall be cancelled only by a separate written instrument executed and recorded in the accordance with the law.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Teresa Ann Hart
TERESA ANN HART




STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, TERESA ANN HART, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 20th day of April, 2012.

Katherine Mahan
Notary Public
Commission expires: 03/30/2015

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $105,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 20th day of April, 2012.

KATHERINE MAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
Commission Expires 03/30/2015

Name and address for person(s) responsible for taxes:

HSBC MORTGAGE SERVICES, INC.
636 GRAND REGENCY BOULEVARD
BRANDON, FL 33510

Name and address of property owner:

HSBC MORTGAGE SERVICES, INC.
636 GRAND REGENCY BOULEVARD
BRANDON, FL 33510

EXHIBIT A
LEGAL DESCRIPTION

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

UNIT NO. 5, BUILDING NO. 14, RAINTREE VILLAGE (A CONDOMINIUM), AS SHOWN ON THE REVISED PLAT OF HERMITAGE WOODS CONDOMINIUM APARTMENTS, PHASE II AND II-A, OF RECORD IN BOOK 4860, PAGES 62, 63 AND 64, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE.

GARAGE NO. 14-5 IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE OCCUPANT OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED FROM JOHN C. POGES, TENANCY NOT STATED, TO TERESA ANN HART, UNMARRIED, BY DEED RECORDED 7/7/05, IN DOC: 20050707-0078514 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 086-11-0A-075.000

PROPERTY COMMONLY KNOWN AS: 212 RAINTREE DRIVE, HERMITAGE, TN 37076

# True Copy Certification

I, Matthew W. Jones, 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 Matthew W. Jones

State of Pa
County of Allegheny

Personally appeared before me, Jack M. Pinsker, a notary public for this county and state, Matthew W. Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pinsker, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Dec. 22, 2013
Member, Pennsylvania Association of Notaries