DEED IN LIEU OF FORECLOSURE - LIEN NOT EXTINGUISED OR MERGED	THIS INSTRUMENT PREPARED BY: Walker Law Offices 86 Thompson Lane, Suite 102 Nashville, Tennessee 37211 Office: (615) 463-3760
THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR TRUE VALUE IS $129,394 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF April, 2013. NOTARY PUBLIC MY COMM. EXP. 9-Y-2013	RESERVED FOR RECORDING STAMP: Davidson County DEEDWARR Recvd: 04/08/13 08:59 4 pgs Fees:23.00 Taxes:480.53 20130408-0034102

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Priority Title Insurance Company of Tennessee **86 Thompson Lane** **Nashville, TN 37211**	**Same as owner**	**09204024400.00**

WARRANTY DEED

WHEREAS, Pablo Perez, herein Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, and in further consideration of the satisfaction of Grantor's liability under that certain Promissory Note (herein "Note") dated March 21, 2013, in the original principal amount of One Hundred Twenty-Nine Thousand Dollars ($129,000.00), executed and delivered by Grantor and payable to the order of Priority Title Insurance Company of Tennessee, herein Grantee, does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns forever, all that certain tract, piece or parcel of land, together with the buildings and improvements thereon, erected, situated, lying and being in the County of Davidson, State of Tennessee, and having an address of **922 Morrison Street, Nashville, Tennessee, 37208**, and more particularly described as follows (herein "Real Property"):

> Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Johnson Bransford's subdivision of three parts of Lot No. 158 of Judge John McNairy's Mansion House Tract, of record in Book 161, page 146, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 35 feet on the Easterly side of Morrison Street and runs back between parallel lines, 188.6 feet to an alley.

Source of Grantor's equitable interest is a Warranty Deed recorded in Instrument No. 20130322-0028285, Register's Office of Davidson County, Tennessee.

The above described property is improved property.

This conveyance is made subject to: (1) 2013 taxes accrued but not payable which are a lien upon the real estate; (2) Subject to all matters as shown on the Plan of record in Book 161, page 146, Register's Office for Davidson County, Tennessee.

NOTWITHSTANDING THE ABOVE RELEASE OF GRANTOR FROM ALL LIABILITY UNDER ALL OF THE LIENS AND SECURITY INTERESTS EVIDENCING OR SECURING PAYMENT OF THE NOTE, IT IS THE EXPRESS INTENTION OF THE GRANTOR AND GRANTEE THAT THE MORTGAGE SHALL REMAIN VALID AND IN FULL FORCE AND EFFECT UNLESS AND UNTIL RELEASED BY GRANTEE, IT FURTHER BEING THE EXPRESS INTENTION OF THE PARTIES THAT THERE SHALL BE NO MERGER OF ANY SAID LIENS WITH THE TITLE OR OTHER INTEREST OF GRANTEE BY VIRTUE OF THIS CONVEYANCE, AND THE PARTIES PROVIDE THAT EACH SUCH INTEREST IN THE LIENS ON ONE HAND AND THE TITLE ON THE OTHER SHALL BE AND REMAIN AT ALL TIMES SEPARATE AND DISTINCT.

TO HAVE AND TO HOLD, the aforesaid Real Property, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining unto the said Grantee, its successors and assigns forever in fee simple.

Grantor, for himself, and for his heirs and assigns, does hereby covenant and agree to and with the Grantee, that they he is lawfully seized and possessed of the Real Property; that he has full power and lawful authority to sell and convey the same; that title thereto is free, clear and unencumbered, except as provided herein, and, that he will forever warrant and defend the same against the lawful claims of all persons claiming by, through or under him.

This Deed is an absolute conveyance of Grantor's right, title and interest in the aforesaid Real Property and is not intended as a mortgage, trust, conveyance or security of any kind. The consideration therefore, in addition to that set forth above, is the full release and discharge of all debts, obligations and charges heretofore subsisting on account of and by the terms of that certain Deed of Trust between Pablo Perez, as Grantor, Susan Johnson-Mutter, as trustee, and Priority Title Insurance Company of Tennessee, as beneficiary, dated March 21, 2013, in the original principal sum of One Hundred Twenty-Nine Thousand Dollars ($129,000.00), and recorded in Instrument No. 20130322-0028466, in the Register's Office of Davidson County, Tennessee and the Note secured thereby; this conveyance completely satisfying said obligations and terminating any security instruments given in connection therewith and any effect thereof in all respects.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 5th day of April, 2013.

GRANTOR:

Pablo Perez

GRANTEE:

Priority Title Insurance Company of Tennessee

BY: _____
Jon Johnson
Corporate Secretary

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, Charles Walker, a Notary Public in and for said County and State, personally appeared **Pablo Perez**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that such execution was his own voluntary act and deed.

WITNESS my hand and seal, this 5th day of April, 2013.

CHARLES WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Comm. Exp. 9-8-2013

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, Charles Walker, a Notary Public of the State and County aforementioned, personally appeared **Jon Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Corporate Secretary of Priority Title Insurance Company of Tennessee, a Domestic For-Profit Corporation and as such Corporate Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the company Priority Title Insurance Company of Tennessee as Corporate Secretary and acknowledged the instrument to be the free act and deed of Priority Title Insurance Company of Tennessee.

WITNESS my hand and seal, this 5th day of April, 2013.

Notary Public
My Comm. Exp.: 9-8-2013

CHARLES WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Walker Law Offices
86 Thompson Lane, Suite 102
Nashville, Tennessee 37211

Certificate of Authenticity

I, Charles Walker, 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

State of Tennessee

County of Davidson

Personally appeared before me, Jamal Himbir, a notary public for this county and state, Charles Walker 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: Jan 9, 2016

Notary's Seal (If on paper)

JAMAL HIMBIR
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON