BILL GARRETT, Davidson County
Trans:T20130095264 DEEDWARR
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Fees:23.00 Taxes:525.04

20131107-0115764

Prepared By and After Recording Return To:
Johnson & Freedman, LLC
Deed in Lieu Team
1587 Northeast Expressway, Atlanta, Georgia 30329
File Number: 1618813
Cross Reference: Instrument No. 20070201-0013120, Davidson County, TN records

Grantor: Jessica Egnor and Travis Egnor
1548 Joe Byron Dr.
Madison, TN 37115
Phone 988-917-3094
Grantee: Federal National Mortgage Assoc.
14523 S.W. Millikan Way Ste. 200
Beaverton, OR 97005
Phone 888-917-3094

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, Made the 26th day of July, in the year of two thousand thirteen, between

Jessica Egnor and Travis Egnor

of the County of Davidson, and State of Tennessee, as party or parties of the first part, hereinafter called Grantor, and

Federal National Mortgage Association
as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of TEN DOLLARS AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO

The Deed is an absolute conveyance, the Grantor having sold said land to the Grantee for fair and adequate consideration secured by the Security Deed executed January 31, 2007 by Jessica Egnor and Travis Egnor as Borrower, to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans, as Lender, recorded February 1, 2007 in Deed Instrument 20070201-0013120 , Davidson County, Georgia Records, Davidson County, Georgia Records aforesaid records, conveying the

after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-FOUR THOUSAND NINE HUNDRED AND 0/100 DOLLARS ($154,900.00);

It is the intent and express desire of the parties hereto that all of the loan documents pertaining to the indebtedness secured by the Security Deed shall remain in full force and effect after the execution and delivery of this Warranty Deed in Lieu of Foreclosure, and that there shall be no merger of the fee interest obtained by Grantee hereby with or unto Grantee's prior security interest on the property under the Security Deed. This Warranty Deed in Lieu of Foreclosure is executed and delivered by Grantor and is received by Grantee as an absolute conveyance of Grantor's equity of redemption and is not intended to be further security for the aforementioned indebtedness or any other indebtedness of Grantor to Grantee. Grantor hereby declares that this conveyance is freely and fairly made.

This Deed is issued in lieu of foreclosure of a Security Deed that has been in existence and of record since February 1, 2007 in Deed Instrument 20070201-0013120.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

_____(Seal)
Unofficial Witness

_____
Jessica Egnor

_____
Travis Egnor

_____
Notary Public
My Commission Expires: Feb 26, 2023

(NOTARY STAMP/SEAL)

NOTARY PUBLIC OFFICIAL SEAL
ANGELA RAINES
State of West Virginia
My Comm. Expires Feb 26, 2023
Chase 80 Great Teays Blvd
Scott Depot WV 25560

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File No.: 1618813 (Egnor)
Property Address: 1548 Joe Pyron Dr, Madison, TN 37115
Tax Parcel ID No.: 053 09 0B 046.00 CO

Mail Tax Notices To and Property Owner:

Federal National Mortgage Association
14523 S.W. Millikan Way Suite 200
Beaverton, OR 97005

I, or we, 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 $141,903.72, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Jessica Egnor

Affiant Travis Egnor

Subscribed and sworn to before me this 26 day of July, 2013

NOTARY PUBLIC OFFICIAL SEAL
ANGELA RAINES
State of West Virginia
My Comm. Expires Feb 26, 2023
Chase 60 Great Teays Blvd
Scott Depot WV 25560

Angela Raines
Notary Public
My Commission Expires: Feb 26 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Cumberland Station at Wilson Camp, Section Two, a Planned Unit Development, as of record in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

The same property being conveyed by Warranty Deed from B. Parrish, Trustee of the Runnels Family Land Trust, a Revocable Living Trust, under Trust Agreement dated January 14, 2004, to Jessica Egnor and husband, Travis Egnor dated 1/31/2007, recorded 2/1/2007 at Instrument #20070201-0013119.

Parcel ID Number:053090B046.00CO