BILL GARRETT, Davidson County
Trans:T20140015320 DEEDWARR
Recvd: 03/06/14 09:29 8 pgs
Fees:43.00 Taxes:570.80
20140306-0018761

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

~~After Recording Mail To:~~
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,271.28.

Devlin B Amos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/15/17
(AFFIX SEAL)

THOMAS SIDWELL WILLIAMSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF

Prepared By:
RUTH RUHL, P.C.
2801 Woodside Street
Dallas, Texas 75204

[Space Above This Line For Recording Data]

Loan No.:0596647140
Investor No.: 1706322507

GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE

13140789

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Federal National Mortgage Association	Nationstar Mortgage LLC
(NAME)	(NAME)
3900 Wisconsin Avenue, NW	350 Highland Drive
(ADDRESS)	(ADDRESS)
Washington, DC 20016-2892	Lewisville, Texas, 75067
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)

WHEREAS, Federal National Mortgage Association (the "Grantee"), is the owner and holder of a certain promissory note dated February 12th, 2008, from Devlin B. Amos, an unmarried man (the "Grantor"), to the Grantee, in the original principal amount of one hundred sixty five thousand and 00/100 Dollars ($ 165,000.00), which is secured by the Deed of Trust of record in Book N/A, Page N/A, Instrument No.: 2008-0212-0014166, in the Register of Deeds for Davidson County, Tennessee; and

Loan No.: 0596647140
Investor No.: 1706322507

THIS DEED is an absolute conveyance for a fair and adequate consideration, being the full satisfaction of all obligations secured by the Deed of Trust executed by Devlin B. Amos, an unmarried man ,

Grantor, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for FirstBank , Grantee, recorded on February 12th, 2008 in Book N/A , Page N/A , Instrument No. 2008-0212-0014166 , and assigned by Assignment to Federal National Mortgage Association recorded simultaneously herewith in the Register of Deeds of Davidson County, Tennessee. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the property conveyed by this deed. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed.

NOW, THEREFORE, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Devlin B. Amos, an unmarried man , the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Federal National Mortgage Association , the Grantee, its successors and assigns, a certain tract of parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

unimproved
This is improved property, known as 8421 Callabee Way, Cane Ridge, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand(s) this 27th day of December 2013.

GRANTOR

Devlin B. Amos

Loan No.: 0596647140
Investor No.: 1706322507

GRANTOR ACKNOWLEDGMENT

State of Tennessee §
§
County of Williamson §

On this 27th day of December, 2013 before me personally appeared Devlin B. Amos

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(Seal)

Notary Signature

Kenneth T Sidwell / K. Thomas Sidwell
Printed Name

Notary Public
Title of Officer

My commission expires: 11/15/17

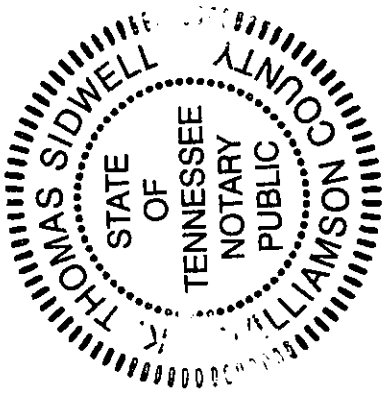


EXHIBIT "A"

SITUATED IN THE DAVIDSON COUNTY AND STATE OF TENNESSEE:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. F-2 AS SET FORTH IN THE MASTER DEED ESTABLISHING LENOX CREEKSIDE, PHASE I, A CONDOMINIUM FORM OF OWNERSHIP AND USE IN THE MANNER PROVIDED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, OF RECORD AS INSTRUMENT NO. 20060306-0025686 AND AS AMENDED BY INSTRUMENT NO. 20060606-0066938 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNIT BEING SHOWN AS PART OF EXHIBITS EL, E2 AND E3 OF SAID MASTER DEED.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO REGENT HOMES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM LENOX CREEKSIDE, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NO. 20060801-0093475 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO DEVLIN B. AMOS, AN UNMARRIED MAN, BY DEED FROM REGENT HOMES, LLC,. RECORDED FEB. 12, 2008 IN INSTRUMENT NO. 20080212-0014165 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE CONVEYANCE OF THE ABOVE-DESCRIBED PARCEL OF LAND IS SUBJECT TO THE FOLLOWING:

1. THE PREMISES HEREIN DESCRIBED IS A CONDOMINIUM APARTMENT ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; AND IS SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; AND ALSO INCLUDING, WITHOUT LIMITATION, ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF LENOX CREEKSIDE, PHASE I, CONDOMINIUMS OF RECORD AS INSTRUMENT 20060306-0025686 AS AMENDED BY INSTRUMENT NO. 20060606¬0066938, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND

2. CHARTER OF LENOX CREEKSIDE CONDOMINIUM OWNERS ASSOCIATION, INC., OF RECORD AS INSTRUMENT NO. 20060227-0022558 IN SAID REGISTER'S OFFICE; ALSO SHOWN AS EXHIBIT "B" OF INSTRUMENT NO. 20060306-0025686 IN SAID REGISTER'S OFFICE, TOGETHER WITH THE BY-LAWS AS EXHIBIT "C"; AND

3. MATTERS SHOWN ON THE EXHIBIT PLAT OF LENOX CREEKSIDE, PHASE ONE, OF RECORD AS EXHIBITS EL, E2 AND E3 OF INSTRUMENT NO. 20060306-0025686 AS AMENDED BY INSTRUMENT NO. 20060606-0066938, IN SAID REGISTER'S OFFICE;

AND

4. STORMWATER DETENTION AGREEMENT OF RECORD AS INSTRUMENT NO. 20060206-0014635 IN SAID REGISTER'S OFFICE; AND

5. AGREEMENTS FOR DEDICATION OF EASEMENTS FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN BOOK 9487, PAGES 901 AND 914, IN SAID REGISTER'S OFFICE; AND

6. RIGHTS OF WAY AND EASEMENTS TO GULF INTERSTATE GAS COMPANY OF RECORD IN BOOK 2203, PAGE 579, AND BOOK 2244, PAGE 11, IN SAID REGISTER'S OFFICE, IN CONNECTION WITH GENERAL WARRANTY DEED EXECUTED BY GULF INTERSTATE COMPANY TO THE COLUMBIA GAS SYSTEMS, INC., OF RECORD IN BOOK 2875, PAGE 299, IN SAID REGISTER'S OFFICE; AND

7. SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

THIS PROPERTY IS ALSO KNOWN AS IMPROVED PROPERTY LOCATED AT 8421 CALLABEE WAY #2, CANE RIDGE, TN 37013.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS, FOREVER, AND GRANTOR DOES COVENANT WITH THE SAID GRANTEE THAT IT IS LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND GRANTOR DOES FURTHER COVENANT AND BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

TAX ID NO: 181-02-0A-100.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: REGENT HOMES, LLC.
GRANTEE: DEVLIN B. AMOS, AN UNMARRIED MAN
DATED: 02/12/2008
RECORDED: 02/12/2008
DOC#/BOOK-PAGE: 20080212-0014165

ADDRESS: 8421 CALLABEE WAY , ANTIOCH, TN 37013

END OF SCHEDULE A

~~After Recording Mail To~~:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

Prepared By:
RUTH RUHL, P.C.
2801 Woodside Street
Dallas, Texas 75204

Exhibit "B"

13140789
Loan No.: 0596647140
Investor No.: 1706322507

ESTOPPEL AFFIDAVIT

State of Tennessee §
§
County of Williamson §

THE UNDERSIGNED, Devlin B. Amos, an unmarried man

, ("Borrower")

after having been first duly sworn, upon oath, state and affirm the following to-wit:

1. That on February 12th, 2008 , for good and valuable consideration, Borrower duly executed and delivered a certain Promissory Note ("Note"), made payable to the order of FirstBank

, ("Lender"),

in the original principal amount of $165,000.00 , together with interest thereon at the rate set forth in said instrument. The Note was duly secured by a Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument") of even date therewith being recorded on February 12th, 2008, as Book N/A, Page N/A, Instrument No. 2008-0212-0014166 and assigned by Assignment to Federal National Mortgage Association recorded simultaneously herewith in the real estate records, in the Register of Deeds of Davidson County, Tennessee.

Property more particularly described as:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 8421 Callabee Way, Cane Ridge, Tennessee 37013

TAX ID: 181-02-0A-100.00

Loan No.: 0596647140
Investor No.: 1706322507

The Borrower is currently in default in the making of payments due on the Note and does not currently have the financial capability of curing such default.

2. That pursuant to an agreement with the Lender, Borrower has made, executed and delivered that certain Warranty Deed ("Deed") of even date herewith, which conveyed the Property and improvements thereon to the Lender or its designee.

3. That the undersigned hereby acknowledges, agrees and certifies that the Deed is an absolute conveyance and unconditional sale of Borrower's right, title and interest in and to said Property and improvements, together with all buildings thereon and appurtenances thereunto belonging and appertaining, including the exceptions as specified in the title commitment/report from Old Republic National Title Insurance Company , effective date of November 14th, 2013 with release of all homestead and other exemption rights in and to the Property; and also conveyed, transferred and assigned Borrower's rights of possession, rentals, deposits and equity of redemption in and to the Property and improvements thereon, all personal property existing on or used in conjunction with the Property, and all other rights and interest of Borrower in and to the Property.

4. That the value of the Property and improvements thereon is not in excess of the amount of the total indebtedness outstanding on the Note, and in consideration of the premises hereof, and in consideration of such conveyance, Borrower has received from the Lender an agreement that, subject to certain conditions, Lender covenants to completely release Borrower from personal liability to pay principal and interest under the Promissory Note and Security Instrument, and from all security agreements, financing statements, and claims and demands with respect to the Property.

5. That the Deed was given voluntarily by Borrower, in good faith on the part of the Lender, without any fraud, misrepresentation, duress or undue influence whatsoever, or any misunderstanding on the part of the Lender or Borrower, and was not given as a preference against any other creditors of Borrower.

6. That the Deed is intended to convey a marketable title free and clear of all liens or encumbrances, that the Lender intends to have the title to and condition of said premises examined before finally accepting said Deed; the Deed shall not restrict the right of the Lender to commence foreclosure proceedings if it should so desire.

7. That Borrower has not taken any action, or failed to take any action, which would result in any lien, encumbrance, claim or charge from being recorded against the Property.

8. That notwithstanding the Borrower has not made payments due on the Note, Borrower is solvent and is not currently the subject of any voluntary or involuntary bankruptcy, insolvency, arrangement or receivership proceedings, nor is Borrower currently contemplating or anticipating the same.

9. That it is expressly understood that this Affidavit has been given for the protection and benefit of and may be relied upon the Lender and the Title Company, and their successors and assigns, and shall bind the representatives, heirs, executors, administrators and assigns of the undersigned.

10. That there exists no agreement, express or implied, for Borrower, the undersigned, or any person or entity acting as an agent of Borrower or undersigned, to reacquire the Property or any portion thereof, or interest therein, from the Lender or to distribute to Borrower any profits or proceeds derived from the Property.

11. That the undersigned upon request from the Lender, will testify, declare, depose or certify before any competent tribunal, officer or person in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

Loan No.: 0596647140
Investor No.: 1706322507

12. That it is expressly understood and agreed that the above foregoing provisions shall be supplemental to the Deed and shall not merge therein.

DATED this 27th day of December, 2013.

Devlin B. Amos -Borrower

-Borrower

-Borrower

-Borrower

BORROWER ACKNOWLEDGMENT

State of Tennessee §
§
County of Williamson §

On this 27th day of December, 2013 before me personally appeared Devlin B. Amos

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(Seal)

Notary Signature

K Thomas Sidwell

Printed Name

Notary Public

Title of Officer

My commission expires: 11/15/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY