Davidson County	DEEDWARR
Recvd: 04/03/14 14:48	5 pgs
Fees:27.00 Taxes:0.00	
20140403-0027881	

This Instrument was prepared by:

Wilson & Associates, P.L.L.C.

Whose address is:
1521 Merrill Drive, Suite D225, Little Rock, AR 72211

When Recorded Return To:
Mail to: 213805
LenderLive Settlement Services, LLC
1044 Main Street, Ste. 700
Kansas City, MO 64105
(816) 221-0881
Cross Reference: Deed Instrument no. 20060613-0070080, Davidson County, Tennessee Records

Grantors: Michael Carter a/k/a Michael C. Carter and Jancelyn D. Carter, husband and wife
3816 Priest Lake, Nashville, TN 37217

Grantee: Federal National Mortgage Association
3900 Wisconsin Avenue, NW Washington, DC 20016

WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF Georgia
COUNTY OF Gwinnett

THIS INDENTURE, this 19 day of December, 2013 between Michael Carter a/k/a Michael C. Carter and Jancelyn D. Carter, husband and wife, as party of the first part, hereinafter called **Grantors**, and Federal National Mortgage Association, as party of the second part, hereinafter called **Grantee**, (the words "Grantors" and "Grantee " to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantors for and in consideration of the sum of TEN 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 receipt 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:

Land in Davidson County, Tennessee, being Lot 226, on the Plan of Priest Lake Park, Section IV, of record in book 4460, Pages 15-17, Register`s Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael C Carter and wife, Jancelyn D. Carter by deed from Nicole Perrin, unmarried, dated June 9, 2006, of record in Instrument No. 20060613-0070079, Register`s Office for Davidson County, Tennessee.

The purpose of this conveyance is in lieu of foreclosure of that certain Deed of Trust dated June 9, 2006, from Michael Carter and Jancelyn D. Carter, husband and wife to Mortgage Electronic Registration Systems, Inc. solely as nominee for American Home Mortgage, and recorded on June 9, 2006, as Instrument no. 20060613-0070080, Davidson County, Tennessee Register's Office, said Deed of Trust, last transferred by assignment to Nationstar Mortgage LLC.

It is the intent and express desire of the parties hereto that all of the loan documents pertaining to the indebtedness secured by the Deed of Trust 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 Deed of Trust. This Warranty Deed in Lieu of Foreclosure is executed and delivered by Grantors 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 or any other indebtedness of Grantors to Grantee. Grantors hereby declare that this conveyance is freely and fairly made.

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 rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

AND SAID Grantors 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 Grantors has signed and sealed this deed, the day and year above written.

(6026.852, 0596721278)

Signed, sealed and delivered in the presence of:

Michael Carter a/k/a Michael C. Carter

Jancelyn D. Carter

STATE OF Georgia

COUNTY OF Gwinnett

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Michael Carter a/k/a Michael C. Carter and Jancelyn D. Carter, husband and wife, whose name(s) are signed to the foregoing instrument and who are known to me, who acknowledged before me this date, that being informed of the contents thereof, they executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 19 day of December, 2013

NOTARY PUBLIC
My Commission expires: 02-04-2017

COURTNEY R. SAAR
NOTARY PUBLIC
Exp. Feb. 04, 2017
GWINNETT COUNTY, GA

(6026.852, 0596721278)

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File No.: 6026.852
Property Address: 3816 Priest Lake, Nashville, TN 37217
Tax Parcel ID No.: 136-07-0-134

Mail Tax Notices To and Property Owner:

Federal National Mortgage Association
3900 Wisconsin Avenue, NW Washington, DC 20016

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 **$171,241.91**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael Carter a/k/a Michael C. Carter, Affiant

Jancelyn D. Carter, Affiant

Subscribed and sworn to before me this 19 day of December, 2013

Notary Public

My Commission Expires: 02-04-2017

COURTNEY R. SAAR NOTARY PUBLIC Exp. Feb. 04, 2017 GWINNETT COUNTY, GA

(6026.852, 0596721278)

True Copy Certification

I, RHONDA HAMMOND, 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.

RHONDA HAMMOND
Signature

State of Missouri

County of Jackson

Personally appeared before me, ~~[Name of Notary]~~ Theresa A. Ramsey, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

XX RHONDA HAMMOND

Theresa A. Ramsey
Notary's Signature

My Commission Expires: 2-19-17
Notary' Seal (if on paper)

THERESA A. RAMSEY
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Feb. 19, 2017
Commission # 13409461