BILL GARRETT, Davidson County
Trans:T20140040832 DEEDWARR
Recvd: 06/10/14 14:07 2 pgs
Fees:12.00 Taxes:0.00
20140610-0050422

(RAY JOE JR.)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT AGENCY
404 JAMES ROBERTSON PARKWAY
SUITE 1114
NASHVILLE, TENNESSEE 37243-0900

535 UPSALL DR.
ANTIOCH, TN 37013
PARCEL ID: 163110C016.00

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 16th day of September, 2013 between **JOE S. RAY JR. AND MARISA R. RAY, HUSBAND AND WIFE**, hereinafter called GRANTOR, and **TENNESSEE HOUSING DEVELOPMENT AGENCY**, its successors and assigns, hereinafter called GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEE, its successors and assigns, a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 16 ON THE PLAN OF REVISED BELL FORGE VILLAGE, III, SECTION FIVE, OF RECORD IN PLAT BOOK 6900 PAGE 632 AS AMENDED BY SURVEYORS CERTIFICATE OF CORRECTION IN BOOK 7524 PAGE 552 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO JOE S. RAY JR. AND WIFE MARISA R. RAY, BY SPECIAL WARRANTY DEED DATED AUGUST 24, 2007 OF RECORD IN INSTRUMENT NO. 20070719-0085750, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 535 UPSALL DR., ANTIOCH, TN 37013

PARCEL ID 163110C016.00

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. We covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as otherwise herein set out.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore in addition to that herein above set forth is the full release of all debts, obligations, and charges heretofore existing on account of and by the terms of a Deed of Trust on the property herein conveyed. Said Deed of Trust is dated **JULY 17, ~~2012~~ 2007** executed by the GRANTOR herein, recorded in **INSTRUMENT NO. 20070719-0085751** in the Register's Office for **DAVIDSON** County, Tennessee, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deed of Trust and note secured thereby, and any effect thereof in all respects. It is the intention of the parties that there is not a merger of the fee interest with the lien and the lien is preserved in favor of the mortgage.

THE GRANTOR further warrants that, as of the date of execution of this instrument, they do not own any other property subject to a mortgage held by **TENNESSEE HOUSING DEVELOPMENT AGENCY AND/OR U.S. BANK NATIONAL ASSOCIATION**, and further that they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

X Joe S. Ray Jr.
JOE S. RAY JR.

X Marisa R. Ray
MARISA R. RAY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOE S. RAY JR. AND MARISA R. RAY** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 517 Upsall Dr. Antioch, TN 37013 this 16th day of Sept., 2013.

Judy F. Gilbert
Notary Public

My Commission Expires: 11/4/2013

[AFFIX SEAL]

JUDY F. GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson

The actual value or consideration, whichever is greater for this transfer is $ 118,926.88
The TENNESSEE HOUSING DEVELOPMENT AGENCY is a Tax Exempt Agency

X Sarah Pace
Affiant

Subscribed and sworn to before me, this the 13th day of September, 2013

My Commission Expires:
Oct. 21, 2013

Dawn M.E. McMahon
Notary Public

[AFFIX SEAL]

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN