[WARRANTY DEED IN LIEU OF FORECLOSURE]

PREPARED BY AND RETURN TO:
Gizelle Germain
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Serving Arkansas & Tennessee
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Memphis, TN 38117
S&K File No: 12-036547

BILL GARRETT, Davidson County
Trans:T20140043473 DEEDWARR
Recvd: 06/19/14 10:48 4 pgs
Fees:23.00 Taxes:446.59
20140619-0053565

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Staci D. Wyatt and husband, Johnny Leon Wyatt (herein called "Grantor"), in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration to Grantor, by Grantee (herein below named), the receipt and sufficiency of which are hereby acknowledged and confessed, and in further consideration of the cancellation and extinguishment of that certain Promissory Note (herein the "Note"), dated April 19, 2006 in the original principal amount of $135,200.00, executed and delivered by Grantor to Grantee, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto **JP Morgan Chase Bank, National Association** whose address is 3415 Vision Drive, Columbus, OH 43219 (herein the "Grantee"), all of (i) the real property (the "Land") located in Davidson County, TN, and more particularly described as follows:

Being Lot No. 17 on the Plan of Greenwood Subdivision, Phase One, a Planned Unit Development, as shown by plat of record in Instrument No. 20000922-0094259, and amended in Instrument No. 20010605-0058472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Staci D. Wyatt, married by Warranty Deed from Anthony Carroccia and wife, Diane Carroccia, dated April 18, 2006, recorded April 20, 2006, in Instrument Number 20060420-0045254, Davidson County, Tennessee.

together with (ii) all and singular, the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any and all right, title and interest of Grantor in and to adjacent roads, and rights-of-way (herein called the "Rights and Appurtenances"); and together with (iii) all buildings, fixtures and other improvements located on the Land (herein called the "Improvements"); together with (iv) all personal property situated in. on or about the Land and any Improvements (herein called the "Personalty").

TO HAVE AND TO HOLD the Property, together with all and singular any other rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns FOREVER; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject as aforesaid, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

A. This Warranty Deed, and the conveyances being made hereby, are being executed, delivered and accepted in lieu of foreclosure, and that the same shall be interpreted and construed the same as a foreclosure or the Liens and as an absolute conveyance to Grantee of all right, title, and interest in the Property, including specifically but without limitation, any equity or rights of redemption of Grantor therein or thereto;

B. Notwithstanding the above cancellation and extinguishment of the Note and other provisions hereof, all of the liens and security interests (hereinafter collectively called the "Liens") that evidence or secure the payment of the Note, including, without implied limitation that certain Mortgage/Deed of Trust dated, April 19, 2006 in favor of JPMorgan Chase Bank, N.A., recorded in Instrument No. 20060420-0045255 of the Public Records of Davidson County, TN, are NOT RELEASED or RELINQUISHED in any manner or respect whatsoever, which Liens shall remain valid and continuous and in full force and effect, unless and until released by written instrument (the "Release") executed by Grantee, or its successors and assigns, and recorded in the Public Records of Davidson County, TN, which Release may be made as, if and when Grantee, or its successors and assigns, shall determine in the exercise of its sole discretion;

C. Neither Grantor nor Grantee intend that there be, and there shall not in any event be, a merger of any of the Liens with the title or other interest of Grantee by virtue of this conveyance and the parties expressly provide that each such interest in the Liens on one hand and title on the other be, and remain at all times SEPARATE and DISTINCT,

D. The title and other interest of Grantee in the Property under this Warranty Deed will not merge with the security interest of Grantee in the Property under the Liens and that for purposes of priority as between (i) intervening or inferior liens, claims or encumbrances on or against the Property, and (ii) the Liens, any and all rights of the Grantee to exercise its remedies of foreclosure by judicial or non judicial foreclosure of any of the Liens or any other remedies are expressly preserved hereby and for purposes of limitations and any other applicable time bar defenses, the same are expressly extended as evidenced by this instrument; and

E. The priority of the Liens is intended to be and shall remain in full force and effect and nothing herein or in any instruments executed in connection herewith shall be construed to subordinate the priority of the Liens to any other liens or encumbrances whatsoever.

Current and 2013 ad valorem taxes on the Property are expressly assumed by Grantee.

EXECUTED this 1 day of October, 2013.

Staci D. Wyatt

Johnny Leon Wyatt

STATE OF Tennessee
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Staci D. Wyatt and Johnny Leon Wyatt with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and Notarial Seal at office this 1st day of October, 2013.

Notary Public

My Commission Expires: 08/22/16

AARON P. DURBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, or we hereby 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 **$120,699.02** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Gizelle Germain
Name (printed)

Deed in Lieu Legal Assistant
Title

Subscribed and acknowledged to before me this 12th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES
OCTOBER 21, 2017

MYESHIA RICH
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JP Morgan Chase Bank, National Association; 3415 Vision Drive, Columbus, OH 43219

Property Address:
2332 Green Trails Court
Antioch, TN 37013
Map Parcel I.D. #162130A01700CO