Davidson County	DEEDWARR
Recvd: 06/24/14 13:53	5 pgs
Fees:27.00 Taxes:0.00	
20140624-0055057	



After Recording Mail To:
Old Republic Default Management
Attn: Recording Department
500 City Parkway West, Suite 200
Orange, California 92868

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,948.77.

Patrice M. Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 2014.

Matthew Wood
Notary Public

MY COMMISSION EXPIRES: 3/20/2018
(AFFIX SEAL)

Prepared By:
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

[Space Above This Line For Recording Data]

Loan No.:0596559666
Investor No.: 1704729690
1402-1912

GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE

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 August 2nd, 2007, from Patrice M. Woods, ~~a single woman~~ divorced and not since remarried (the "Grantor"), to the Grantee, in the original principal amount of two hundred nineteen thousand three hundred fifty and 00/100 Dollars ($ 219,350.00), which is secured by the Deed of Trust of record in Book N/A, Page N/A, Instrument No.: 20070808-0095058, in the Register of Deeds for Davidson County, Tennessee; and

Loan No.: 0596559666
Investor No.: 1704729690

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 Patrice M. Woods and Roy J. Woods, wife and husband ,

Grantor, in favor of Mortgage Electronic Registration Systems INC. acting solely as nominee Beazer Mortgage Corporation , Grantee, recorded on August 8th, 2007 in Book N/A , Page N/A , Instrument No. 20070808-0095058 , 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.

20140624-0055056

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, Patrice M. Woods, a single woman , 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.

This is ~~unimproved~~ improved property, known as 180 Sophie Drive, Antioch, 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 12 day of May 2014.

GRANTOR

Patrice M. Woods

Loan No.: 0596559666
Investor No.: 1704729690

GRANTOR ACKNOWLEDGMENT

State of Tennessee §
§
County of Rutherford §

On this 12th day of May, 2014 before me personally appeared Patrice M. Woods

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)

MATTHEW WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Matthew Wood
Notary Signature

Matthew Wood
Printed Name

Notary Public
Title of Officer

My commission expires: 3/20/2018

EXHIBIT "A"

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

THE FOLLOWING DESCRIBED REAL PROPERTY, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 210 ON THE PLAN OF MAXWELL PLACE P.U.D. OF RECORD IN INSTRUMENT NO. 20050418-0042714 AS CORRECTED IN INSTRUMENT NO. 20050614-067855, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PATRICE M. WOODS, WIFE AND ROY J. WOODS, HUSBAND, BY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20070808-0095057, REGISTER'S OFFICE FOR THE SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO PATRICE M. WOODS, BY DEED FROM ROY J. WOODS OF RECORDED IN INSTRUMENT NO. 20111213-0097116, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO PM HAYES REVOCABLE LIVING TRUST, BY DEED FROM PATRICE M.WOODS OF RECORD IN INSTRUMENT NO. 20120803-0068876, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PROPERTY IS ALSO KNOWN AS 180 SOPHIE DRIVE, ANTIOCH, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS AND GOVERNMENTAL ZONING AND REGULATIONS PERTAINING TO SAID PROPERTY AND OF RECORD IN THE SAID REGISTER'S OFFICE.

THIS INSTRUMENT AND THE INTEREST HEREBY RELEASED AND QUIT CLAIMED ARE SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

TAX ID NO: 176-01-0B-019.00

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED
GRANTOR: PM HAYES REVOCABLE LIVING TRUST
GRANTEE: PATRICE M. WOODS
DATED: 12/23/2013
RECORDED: 02/21/2014
DOC#/BOOK-PAGE: 20140221-0015093

ADDRESS: 180 SOPHIE, ANTIOCH, TN 37013

END OF SCHEDULE A

Certificate of Authenticity

I, ALESA PARMER, 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.

Alesa Parmer

Signature

State of OHIO

County of SUMMIT

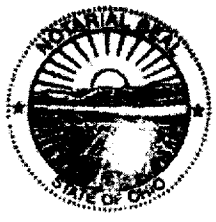
Personally appeared before me, NANCY A COPE, a notary public for this county and state, ALESA PARMER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nancy A Cope

Notary's Signature

My Commission Expires: DECEMBER 7, 2015.

Notary's Seal (If on paper)



NANCY A COPE
Notary Public, State of Ohio
My Commission Expires
December 7, 2015