Davidson County	DEEDWARR
Recvd: 07/03/14 12:23	6 pgs
Fees:32.00 Taxes:0.00	
20140703-0058907	

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,120.65.

Tangent L. Johnson / John P. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 2014.

QUIDALEE A. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Quidalee A. Rucker
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires:
May 5, 2015

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

14019914 [Space Above This Line For Recording Data]

Loan No.:0596438484
Investor No.: 1704049859

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 May 25th, 2007, from Tangent L. Johnson and ~~John Paul Johnson aka~~ John P. Johnson, wife and husband (the "Grantor"), to the Grantee, in the original principal amount of two hundred eighty three thousand five hundred and 00/100 Dollars ($ 283,500.00), which is secured by the Deed of Trust of record in Book N/A, Page N/A, Instrument No.: 20070530-0063753, in the Register of Deeds for Davidson County, Tennessee; and

Loan No.: 0596438484
Investor No.: 1704049859

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 Tangent L. Johnson and John P. Johnson, wife and husband,
Grantor, in favor of Mortgage Electronic Registration Systems, Inc as nominee for Homecomings Financial, LLC (fka Homecomings Financial Network, Inc.), Grantee, recorded on May 30th, 2007 in Book N/A, Page N/A, Instrument No. 20070530-0063753, 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, Tangent L. Johnson and John Paul Johnson aka John P. Johnson, wife and husband, 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 See exhibit "B" attached Lot 38 River Landing, Old Hickory, Tennessee 37138

(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 16th day of April, 2014.

GRANTOR

Tangent L. Johnson

~~John Paul Johnson aka~~ John P. Johnson

Loan No.: 0596438484
Investor No.: 1704049859

GRANTOR ACKNOWLEDGMENT

State of Tennessee §
§
County of Davidson §

On this 16th day of April, 2014 before me personally appeared Tangent L. Johnson and ~~John Paul Johnson aka~~ John P. Johnson

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.

OUIDALEE A. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Ouidalee A. Rucker
Notary Signature

Ouidalee A. Rucker
Printed Name

Notary Public
Title of Officer

My commission expires: **My Commission Expires: ~~May 5, 2015~~**

EXHIBIT "A"

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE FINAL PLAT OF RIVER LANDING, SECTION 1, PHASE 1, (FORMERLY WINDSTAR ESTATES) OF RECORD IN INSTRUMENT NO. 20060918-0115492, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO TANGENT L. JOHNSON AND JOHN P. JOHNSON, WIFE AND HUSBAND, BY DEED FROM T.F. HOMES, LLC., DATED MAY 25, 2007 RECORDED MAY 30, 2007, IN INSTRUMENT NO. 20070530-0063752 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING PLAT NOTES, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

TAX ID NO: 043-04-0A-038.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: T.F. HOMES, LLC.
GRANTEE: TANGENT L. JOHNSON AND JOHN P. JOHNSON, WIFE AND HUSBAND
DATED: 05/25/2007
RECORDED: 05/30/2007
DOC#/BOOK-PAGE: 20070530-0063752

ADDRESS: 824 NORTHSTAR CT., OLD HICKORY, TN 37138

EXHIBIT "B"

DEED OF TRUST INFORMATION:

AMOUNT: $283,500.00
TRUSTOR: TANGENT L. JOHNSON AND JOHN P. JOHNSON, WIFE AND HUSBAND
TRUSTEE: ATTY. ARNOLD M. WEISS
BENEFICIARY: M.E.R.S., INC., FOR HOMECOMINGS FINANCIAL, LLC. (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.)
DATED: 05/25/2007
RECORDED: 05/30/2007
DOC#/BOOK-PAGE: 20070530-0063753

NOTE: LOAN MODIFICATION RECORDED ON 05/01/2014 IN INSTRUMENT 20140501-0036797

ASSIGNMENT INFORMATION:

(1) FROM M.E.R.S., INC., FOR HOMECOMINGS FINANCIAL, LLC. (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.) TO NATIONSTAR MORTGAGE LLC DATED 4/24/2014 RECORDED SIMULTANESOULY HEREWITH.

(2) FROM NATIONSTAR MORTGAGE LLC TO FEDERAL NATIONAL MORTGAGE ASSOCIATION DATED 4/24/2014 RECORDED SIMULTANESOULY HEREWITH.

Certificate of Authenticity

I, Lori Uhalley, 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.

Lori Uhalley

Signature

State of OHIO

County of Summit

Personally appeared before me, _____, a notary public for this county and state, Summit County, OHIO 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: 12-07-2015.

Notary's Seal (If on paper)



NANCY A COPE
NOTARY PUBLIC
SUMMIT COUNTY, OH
MY COMMISSION EXPIRES
DECEMBER 7, 2015