Davidson County	DEEDWARR
Recvd: 08/12/14 14:35	8 pgs
Fees:42.00 Taxes:0.00	
20140812-0072776	

RECORDING REQUESTED BY

Prepared By, and
AND WHEN RECORDED MAIL TO Hallie E. Cox
U.S. Dept. of HUD
Deval, LLC
1255 Corporate Drive
Irving, TX 75038

Space above this line for recorder's use

994634

Trustee Sale No. 14-25994-23 **FHA Case # 483-4246956** Title Order No. 08-00938017

DEED IN LIEU OF FORECLOSURE

The undersigned grantor(s) declare(s):
The Grantee was the foreclosing beneficiary.
The amount of consideration paid by Grantee is $542,977.75
The amount of the debt with accrued interest is $542,977.75
The Documentary Transfer Tax: None Due

H. E. Cox
Hallie E. Cox

Mail Tax Bills to:
U.S. Dept. of HUD
Deval, LLC
1255 Corporate Dr.
Irving, TX 75038

FOR GOOD and VALUABLE CONSIDERATION RECEIVED receipt of which is hereby acknowledged,

Alice Crafts, Executrix for
The Estate of Charles Brown

hereby **GRANTS, BARGAINS, SELLS and CONVEYS** unto:

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C., his/her Successors or Assigns.

The following described real property: **APN:117110E00200CO** **PIQ: 1817 Woodmont Blvd. 138B Nashville, TN 37215**

See Legal Description Attached as Exhibit "A" and made a part herein.

This Deed is an absolute conveyance, the grantor(s) having sold said land to the grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by: Charles Brown, the Borrower's, Recorded on 10/06/2009 in Instrument No. 20091006-0093147, Official Records of Davidson County, Tennessee.

Grantor(s) declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this Deed and the attached (Estoppel Affidavit) between grantor(s) and grantee with respect to said land.

Dated: July 17, 2014

GRANTOR/S:

Alice Crafts CPA Executrix

Alice Crafts, Executrix for
The Estate of Charles Brown

STATE OF Tennessee

COUNTY OF Davidson

On July 17, 2014 before me, Heather R Calvin, a Notary Public in and for said county, personally appeared Alice Crafts, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary of said State and County
Heather R. Calvin

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 6, 2015

EXHIBIT "A"

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

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 138-B OF BENTLEY PART CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN BOOK 6900 PAGE 153 AND AS FURTHER SET FORTH IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7076, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FAR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO DALE S. WATSON AND WIFE, E. JOYCE WATSON BY DEED FROM ROBERT G. DORRIS, JR., AND WIFE, SANDRA W. DORRIS OF RECORD IN BOOK 8308, PAGE 208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES BROWN AND WALLACE HOLT,* AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM DALE S. WATSON AND SPOUSE, E. JOYCE WATSON RECORDED 11/14/2000 IN DEED 20001114-0112693, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

* now deceased

RECORDING REQUESTED BY

Prepared by; and

AND WHEN RECORDED MAIL TO

Hallie E. Cox

U.S. DEPT OF HUD
Deval, LLC
1255 Corporate Drive #300
Irving, TX 75038

Space above this line for recorder's use

FHA #483-4246956 **TS#14-25994-23** **Title Order No. 08 00938017**

ESTOPPEL AFFIDAVIT ATTACHED

ESTOPPEL AFFIDAVIT

Alice Crafts Executrix, attests that Charles Brown, is the same party who made, executed, and delivered that certain Deed of Trust Assigned to to The Secretary of Housing & Urban Development, His/Her Successors or Assign, conveying that certain property which is more fully described in the afore described Deed of Trust on page (1) one of this document.

THE AFFIANTS is/are now and at all times herein mentioned is/are the same as shown above.

The aforesaid Deed in Lieu of Foreclosure is intended to be and is an absolute conveyance of the title to said premises to the grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of the affiants as grantors in said deed to convey, and said deed these affiants did convey to the grantee therein all their rights, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee;

That in the execution of and delivery of said deed, affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That consideration for said deed was and is payment to affiants in the sum of **$0.00** by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by that certain deed of trust heretofore existing on said property executed by: Charles Brown and Assigned to **The Secretary of Housing and Urban Development, Washington D.C.,** His/Her Successors or Assigns by Assignment recorded **07/17/2012** in Document No.**20120717-0062896 ,** records of Davidson County, Tennessee and the Reconveyance of said property under said deed of trust; that at the time of making said deed, affiant believed and now believes the aforesaid consideration represents at least the fair value of the property so deeded.

This affidavit is made for the protection and benefit of the Grantee in said deed, his successors and assigns, and all other parties hereinafter dealing with or who may acquire an interest in the property herein described.

THE AFFIANT HEREIN AND EACH OF THEM WILL TESTIFY, DECLARE, DEPOSE OR CERTIFY BEFORE ANY COMPETENT TRIBUNAL, OFFICER, OR PERSON IN ANY CASE NOW PENDING OR WHICH MAY HEREAFTER BE INSTITUTED, TO THE TRUTH OF THE PARTICULAR FACTS HEREINABOVE SET FORTH.

Dated: 7-25-14

Grantor:

Alice Crafts Executrix for
The Estate of Charles Brown

Grantee:

The Secretary of Housing and Urban Development

By: _____
Hallie E. Cox
Cimarron Service Corp of Nevada, Authorized Agent

EXHIBIT "A"

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

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 138-B OF BENTLEY PART CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN BOOK 6900 PAGE 153 AND AS FURTHER SET FORTH IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7076, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FAR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO DALE S. WATSON AND WIFE, E. JOYCE WATSON BY DEED FROM ROBERT G. DORRIS, JR., AND WIFE, SANDRA W. DORRIS OF RECORD IN BOOK 8308, PAGE 208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES BROWN AND WALLACE HOLT,* AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM DALE S. WATSON AND SPOUSE, E. JOYCE WATSON RECORDED 11/14/2000 IN DEED 20001114-0112693, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

* now deceased

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0 * , the county assessed market value.

* Tax Exempt

A Hebert

Arwen Hebert — Affiant

STATE OF ~~CALIFORNIA~~ Texas

COUNTY OF Collin

Subscribed and sworn before me this 7th day of August, 2014

Notary Public

My commission expires: 7-11-17

Jermonica Perry

JERMONICA PERRY
Notary Public, State of Texas
My Commission Expires
July 11, 2017

True Copy Certification

I, Arwen Hebert, 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.

A Hebert
Signature
Arwen Hebert

State of Texas

County of Collin

Personally appeared before me, Blanca Iturrino, a notary public for this county and state, Arwen Hebert, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature
Blanca Iturrino

My Commission Expires: 5.17.2018
Notary's Seal (if on paper)