BILL GARRETT, Davidson County
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[WARRANTY DEED IN LIEU OF FORECLOSURE]
PREPARED BY AND RETURN TO:
Brittney Carter
Law Offices of Shapiro & Ingle, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
Case No: 15-101273

MIN: 100306410201461902 MERS Phone 1-888-679-6377

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Thadeus T. Dushinski (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 March 27, 2008 in the original principal amount of $85,000.00, 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 Federal National Mortgage Association whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 (herein the "Grantee"), all of (i) the real property (the "Land") located in Davidson County, TN, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21B, Zone Lot Division of Lot 21, Lakeshore Woods, Section 2, of record in Book 5200 page 790, said Registers Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thadeus T. Dushinski, a single man, by deed from Susan Jacks, a single woman, as in Instrument No. 20080402-0033182, said Registers Office for 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 March 27, 2008 in favor of Greenbank in 20080402-0033183 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 2015 ad valorem taxes on the Property are expressly assumed by Grantee.

EXECUTED this 29 day of July, 2015.

Thadeus T. Dushinski

Thadeus T. Dushinski

State of Tennessee
County of Davidson

On this 29th day of July, 2015, before me personally appeared Thadeus T. Dushinski, 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.

Witness my hand and Notarial Seal at office this 29th day of July, 2015.

Notary Public
My Commission Expires: Sept 10, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

BRIAN CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NO TAX-FEDERAL GOVERNMENTAL AGENCY. 42 U.S.C. § 3532

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association; 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254

Property Address:
3208 Oakview Ct
Antioch, TN 37013
Map Parcel I.D.: 150-07 370