BILL GARRETT, Davidson County
Trans:T20150093505 DEEDWARR
Recvd: 11/03/15 09:45 4 pgs
Fees:23.00 Taxes:258.14
20151103-0111723

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Send Tax Bill to:
Ernest R. and Martha J. Hansford
221 Hickory Trace
Mt. Juliet, TN 37122

Map: 108.07
Group: B
Parcel: 55.00

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) and the full cancellation and satisfaction of the mortgage indebtedness described in the Deed of Trust of record in Instrument No. 201506220059543, Register's Office of Davidson County, Tennessee, we, **Raymond A. Efta and wife, Melissa J. Efta**, have this day sold and by these presents do hereby transfer and convey unto **Ernest R. Hansford and wife, Martha J. Hansford**, /their heirs and assigns in fee simple, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, described as follows, to-wit:

> Being Unit Number 55 of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code annotated, and established by a Master Deed of record in Book 6549, Page 475, Register's Office of Davidson County, Tennessee, and by Instrument of Clarification at Book 6561, Page 141, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set for in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominium as set for in Exhibit "A-2" of said Master Deed for a more complete identification and description of such units.
>
> Being the same property conveyed to Raymond A. Efta and wife, Melissa J. Efta from Ernest R. Hansford and Martha J. Hansford, husband and wife, by Warranty Deed dated June 16, 2015 and of record in Instrument No. 20150622-0059542, Register's Office of Davidson County, Tennessee.
>
> This is IMPROVED property known as 169 North Timber Trail, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with all appurtenances and improvements thereunto belonging, unto the said Ernest R. Hansford and wife, Martha J. Hansford, their heirs and assigns in fee simple, forever.

The Grantees COVENANT with the said Grantors that we are the true and lawful holder

of the indebtedness described in the Deed of Trust of record in Instrument No. 201506220059543, Register's Office of Davidson County, Tennessee.

The Grantors COVENANT that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered except as noted below; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever. It is the express intention of the parties hereto that the mortgagee's interest under the Deed of Trust not be merged with the fee simple title to the property being conveyed.

This conveyance is subject to all visible easement, rights-of-way, and any and all restrictions, existing roadways, easements, and rights-of-way of record.

Property taxes for the current year shall be prorated as of the date of deed. It shall be the responsibility of the Grantors and Grantees to coordinate such amount and the payment thereof.

Delivery of this deed is not complete until recording in the Register's Office of Davidson County, Tennessee. Possession to be given date of recording of this deed.

Witness our signatures this the 27th day of October, 2015.

Raymond A. Efta by Melissa Jean Efta

Raymond A. Efta,
by Melissa Jean Efta, his Attorney-In-Fact

Melissa J. Efta

STATE OF Texas

COUNTY OF Bexar

Before me, the undersigned Notary Public, personally appeared **Melissa Jean Efta**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Raymond A. Efta** as his attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20151026-0108367, Register's Office for Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of Raymond J. Efta as his attorney in fact.

Witness my hand and official seal this the 27th day of October, 2015.

Mary Elizabeth Frizzell

NOTARY PUBLIC
My Commission Expires: 11/25/18

MARY ELIZABETH FRIZZELL
Notary Public, State of Texas
My Commission Expires
November 25, 2018

STATE OF Texas

COUNTY OF Bexar

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Melissa J. Efta**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of October, 2015.

MARY ELIZABETH FRIZZELL
Notary Public, State of Texas
My Commission Expires
November 25, 2018

Mary Elizabeth Frizzell
NOTARY PUBLIC
My commission expires: 11/25/18

STATE OF TENNESSEE

COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $69,768.37.

Ernest R Hansford
AFFIANT

Subscribed and sworn to before me this the 2nd day of November, 2015.

KYLE B. HECKMAN
NOTARY PUBLIC
STATE OF TENNESSEE

NOTARY PUBLIC
My commission expires: 8/20/19

AFFIDAVIT of ATTORNEY-IN-FACT

STATE OF Texas

COUNTY OF Bexar

This day appeared before me, a Notary Public in for the jurisdiction aforesaid, **Melissa Jean Efta** who made oath as follows:

1. That by Durable Power of Attorney dated August 2, 2012, which is of record in Instrument No. 20151026-0108367, Register's Office for Davidson County, Tennessee, she was appointed as attorney-in-fact for **Raymond A. Efta** ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Deed in Lieu of Foreclosure conveying certain real property from Raymond A. Efta and wife, Melissa J. Efta to Ernest R. Hansford and wife, Martha J. Hansford on his behalf to which this affidavit is attached and any other documents.

3. That she has not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

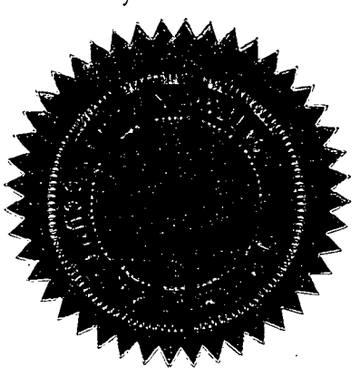
Given under my hand this 27th day of October 2015.

Melissa Jean Efta

Melissa Jean Efta, Affiant

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do certify that **Melissa Jean Efta** whose name is signed to the foregoing writing, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Witness my hand and official seal this the 27th day of October, 2015.



Mary Elizabeth Frizzell

NOTARY PUBLIC

My Commission Expires: 11/25/18

