BILL GARRETT, Davidson County
Trans:T20150108998 DEEDWARR
Recvd: 12/28/15 11:32 2 pgs
Fees:12.00 Taxes:0.00
20151228-0129872

(Foote, Matthew)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 Hayes St.
Nashville, TN 37203

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF VETERANS AFFAIRS
110 9TH AVENUE SOUTH
NASHVILLE, TN 37203
VA NO. 20-20-6-0563244

110 SADDLE TREE DR.
HERMITAGE, TN 37076
PARCEL ID 064-12-0A-110.00

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 16 day of November, 2015 between **MATTHEW FOOTE AND ANNE FOOTE, HUSBAND AND WIFE**, hereinafter called GRANTOR, and **SECRETARY OF VETERANS AFFAIRS**, its successors and assigns, hereinafter called GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEE, its successors and assigns, a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 110 ON THE PLAN OF PARCELS 102, 104, 106, 108, 110, 112, 114 AND 116, ADDITION TO SECTION ONE, FOX RUN CONDOMINIUM APARTMENTS, AS OF RECORD IN PLAT BOOK 5200, PAGE 89, AS ESTABLISHED BY THE MASTER DEED OF RECORD IN PLAT BOOK 4956, PAGE 582, BOOK 5535, PAGE 713, BOOK 5895, PAGE 516, BOOK 5936, PAGE 301, BOOK 6370 PAGE 817, BOOK 8510, PAGE 92 AND BOOK 8510, PAGE 95 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW FOOTE AND ANNE FOOTE, HUSBAND AND WIFE BY DEED FROM MARK A. FARRIS AND WIFE MITZI FARRIS, AS OF RECORD IN INSTRUMENT NO. 20091109-0103237, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 110 SADDLE TREE DR., HERMITAGE, TN 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. We covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as otherwise herein set out.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore in addition to that herein above set forth is the full release of all debts, obligations, and charges heretofore existing on account of and by the terms of a Deed of Trust on the property herein conveyed. Said Deed of Trust is dated **NOVEMBER 2, 2009** executed by the GRANTOR herein, recorded in **INSTRUMENT NO. 20091109-0103276** in the Register's Office for **DAVIDSON** County, Tennessee, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deed of Trust and note secured thereby, and any effect thereof in all respects.

THE GRANTOR further warrants that, as of the date of execution of this instrument, they do not own any other property subject to a mortgage held by **SECRETARY OF VETERANS AFFAIRS AND/OR TENNESSEE HOUSING DEVELOPMENT AGENCY**, and further that they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

X _____ X _____

MATTHEW FOOTE ANNE FOOTE

STATE OF ~~Tennessee~~ Florida (Where home is located)
COUNTY OF ~~Davidson~~ Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MATTHEW FOOTE AND ANNE FOOTE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gulf Breeze, Florida, this 16th day of November, 2015.

Sheri C. Burgoyne
Notary Public

My Commission Expires: 9-23-17

[AFFIX SEAL]

SHERI LYNN BURGOYNE
MY COMMISSION # FF 053224
EXPIRES: September 23, 2017
Bonded Thru Notary Public Underwriters

STATE OF Florida
COUNTY OF Santa Rosa

The actual value or consideration, whichever is greater for this transfer is $ 120,807.00
The Secretary of Veterans Affairs is a Tax Exempt Agency

X _____
Affiant

Subscribed and sworn to before me, this the 16th day of November, 2015.

My Commission Expires:
9-23-17

Sheri C. Burgoyne
Notary Public

[AFFIX SEAL]

THIS IS IMPROVED PROPERTY KNOWN AS 110 SADDLE TREE DR., HERMITAGE TN 37076
PARCEL ID 064-12-0A-110.00

SHERI LYNN BURGOYNE
MY COMMISSION # FF 053224
EXPIRES: September 23, 2017
Bonded Thru Notary Public Underwriters