BILL GARRETT, Davidson County
Trans:T20160081569 DEEDWARR
Recvd: 09/16/16 16:01 3 pgs
Fees:18.00 Taxes:647.50
20160916-0097826

This Instrument Prepared by:
Marshall L. Hix, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

Name of New Owner:
Ben R. Turner
35502 Butts Landing
Dade City, Florida 33525

Send Tax Bills To:
Same

Davidson County
Map and Parcel No.:
106150046.00

WARRANTY DEED IN LIEU OF FORECLOSURE

This Deed entered into by and between Debi Briscoe ("Grantor") and Ben R. Turner ("Grantee").

WHEREAS, Grantor executed a Deed of Trust Note (the "Note") dated August 5, 2011, in the original principal amount of $96,176.52 payable as therein described to Grantee; and

WHEREAS, Grantor, by a Deed of Trust dated August 5, 2011 (the "Deed of Trust") of record as Instrument No. 20110823-0065217, Register's Office for Davidson County, Tennessee, conveyed to Chapman and Rosenthal, Inc., Trustee, for the benefit of Grantee, the hereinafter described real property (the "Property") to secure the Note and other indebtedness as described in the Deed of Trust; and

WHEREAS, Grantor has defaulted under the terms of the Note secured by the Deed of Trust and Grantee has demanded that the real property be advertised and sold with the proceeds applied toward satisfaction of the Note and the cost of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, Grantor have offered to convey the Property to Grantee in lieu of Grantee conducting a foreclosure sale pursuant to the terms of the Deed of Trust.

NOW, THEREFORE, in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has this day bargained and sold and by these presents do transfer and convey unto Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hill-N-Dale Acres of record in Book 2900, page 33, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Debi Briscoe by Quitclaim Deed from Ben Turner, dated August 5, 2011, and recorded August 23, 2011, at 13:44 of record as Instrument No. 20110823-0065216, Register's Office for Davidson County, Tennessee.

This is improved property located at 917 Deervale Drive, Nashville, Tennessee 37217.

To have and to hold the Property with the appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns, forever. Grantor covenants to the Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it and the same is unencumbered, except for Deed of Trust in favor of Grantee. Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

It is the intention of the Grantor and the Grantee that the Deed of Trust dated August 5, 2011 and recorded August 23, 2011 at 13:45 as Instrument No. 20110823-0065217, Register's Office for Davidson, not merge with the title acquired by the Grantee pursuant to this Warranty Deed-in-Lieu of Foreclosure. No such merger will occur unless and until such time as the Grantee executes and duly records a written instrument specifically effecting such a merger or a release of the Deed of Trust. Accordingly, unless and until such an instrument is executed and recorded, the Deed of Trust will remain in full force and effect and a valid and continuing lien against the Property described herein.

WITNESS our hands this the 13th day of September, 2016.

GRANTOR:

Debi Briscoe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debi Briscoe, the Grantor herein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September, 2016.

Notary Public

My Commission Expires:
May 8, 2018

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

GRANTEE:

Ben R. Turner by Marshall L. Hix, attorney-in-fact
Ben R. Turner
by Marshall L. Hix, Attorney-in-Fact

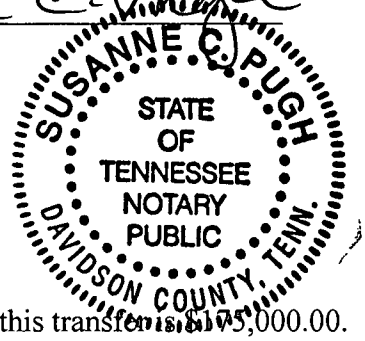
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Marshall L. Hix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be the attorney-in-fact of Ben R. Turner, the within named Grantee, and that as such attorney-in-fact, executed the foregoing instrument for the purposes therein contained, by signing the name of Ben R. Turner by himself as attorney-in-fact.

Witness my hand and official seal this 13th day of September, 2016.

Susanne C. Pugh
Notary Public

My Commission Expires:
May 8, 2018



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Marshall L. Hix

Sworn to and subscribed before me on this 13th day of September, 2016.

Susanne C. Pugh
Notary Public

My Commission Expires:
May 8, 2018

