NEW OWNER:

Wilson Realty Management, LLC
3616 Central Pike
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, PLLC
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

Map & Parcel: 086 11 0B 024.00

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, Wilson Realty Management, LLC ("Lender") is the lawful owner and holder of the indebtedness (the "Secured Indebtedness") secured by that Deed of Trust for Wraparound Mortgage (the "Deed of Trust") conveying certain real property (the "Property") from Ukela TaVonne Alred ("Grantor") to Deanie L. Gregory, Trustee, a resident of Cheatham County, Tennessee, of record at Instrument No. 20081105-0109985, Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to Grantor's inability to pay the sums due pursuant to the terms of the Promissory Note and Deed of Trust, Lender presently has the right to cause the Trustee under the Deed of Trust to sell the Property pursuant to the power of sale provided therein; and

WHEREAS, in order to avoid a foreclosure sale, Grantor wishes to convey the Property to Lender pursuant to this Warranty Deed in Lieu of Foreclosure.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the terms and conditions hereof, the receipt of which is hereby acknowledged and in lieu of foreclosure of the Deed of Trust referenced above, **UKELA TAVONNE ALRED** has this day bargained and sold and by these presents does hereby transfer and convey unto **WILSON REALTY MANAGEMENT, LLC** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

BILL GARRETT, Davidson County
Trans:T20170061928 DEEDWARR
Recvd: 07/20/17 08:26 3 pgs
Fees:18.00 Taxes:296.00
20170720-0073034

Real property located in Davidson County, Tennessee, being Unit No. 1, Building No. 11 as shown by plan of Raintree Village (A Condominium) created under Chapter 27, Title 64 of the Tennessee Cote Annotated, as established by a Master Deed of record in Book 4753, Page 140 in the Register's Office for Davidson County, Tennessee, as amended and modified by Deed of Amendment of record in Book 4980, Page 378, Register's Office for said County and any other amendments thereto, and as shown on the Revised Plat of Hermitage Woods Condominium Apartments Phase II and II-A of record in Book 4860, Pages 62-64, said Register's Office to which plat reference is here made for a complete and accurate description thereof and an undivided interest in and to limited and common elements appurtenant thereto. Garage No. 11-1-G is a limited common element for the exclusive use of occupany of said Unit.

Being the same property conveyed to Ukela TaVonne Alred by Warranty Deed from Wilson Realty Management, LLC, dated October 21, 2008, and of record at Instrument No. 20081105-0109984, Register's Office for Davidson County, Tennessee.

This is improved property known as 420 Raintree Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good and lawful right to make this conveyance; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is subject to the Assignment of Deed of Trust in favor of Southern Bank of Tennessee dated April 20, 2017 of record at Instrument No. 20170525-0052269, Register's Office for Davidson County, Tennessee, all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

Executed this 17th day of July, 2017.

Ukela Tavonne Alred

UKELA TAVONNE ALRED

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Ukela Tavonne Alred**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of July, 2017.

Denise Carver

Notary Public

DENISE CARVER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-4-2019

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STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Sworn to and subscribed to before me this the 18th day of July, 2017.

Denise Carver

Notary Public

DENISE CARVER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-4-2019