BILL GARRETT, Davidson County
Trans:T20170070680 DEEDWARR
Recvd: 08/15/17 12:13 7 pgs
Fees:38.00 Taxes:1445.57

20170815-0083620

THIS INSTRUMENT PREPARED BY: **Catherine H. Gwyn** **GULLETT, SANFORD, ROBINSON & MARTIN** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $390,694.42. Charles R. Jones **Affiant** Subscribed and sworn to before me, this 14th day of August, 2017. Catherine H. Gwyn Notary Public My Commission Expires: 5.5.20

Address of New Owner:
Charles R. Jones
c/o Lynn Golden
483 Grand Oaks Drive
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map-Parcel Number:
012-00-0-168-00

DEED IN LIEU OF FORECLOSURE

WHEREAS, Charles R. Jones ("Grantee") is the owner and holder of a certain promissory note dated January 13, 2017, from **Philip O. Reed and Sherry Reed**, payable to the order of Grantee in the original principal amount of Fifty Seven Thousand Ninety Five and 29/100 ($57,095.29) Dollars (the "Note"), which is secured by a Deed of Trust, dated effective as of January 13, 2017, of record as Instrument No. 20170329-0030553,* Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and *corrected in Instrument No. 20170815.0083619,

WHEREAS, Philip O. Reed and Sherry Reed have defaulted in payment of the Note and

has agreed to make, and Charles R. Jones has agreed to accept, this conveyance;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Philip O. Reed and Sherry Reed** (the "Grantor") have bargained and sold, and by these presents do hereby transfer and convey unto **Charles R. Jones,** the Grantee, his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, being described as follows:

All those tracts or parcels of land in Davidson County, Tennessee described in Exhibit "A" attached hereto and made a part hereof.

The street address for this property is 6476 Lickton Pike, Goodlettsville, TN 37072.

This conveyance is made subject to:

1. 2017 Davidson County Taxes.

2. Deed of Trust of record in Instrument 20031024-0157215, Register's Office for Davidson County, Tennessee.

3. Deed of Trust of record in Instrument 200500721-0084952, as modified in Modification Agreements of record in Instrument No. 20061013-0127422 and Instrument No. 20140402-0027315, Register's Office for Davidson County, Tennessee.

4. Judgment in favor of Asset Acceptance, LLC of record in Instrument No. 20131022-0109944, Register's Office for Davidson County, Tennessee.

5. Judgment in favor of Capital Retail Bank/Dillards of record in Instrument No. 20150128-0007917, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor

covenants with the said Grantee that Grantor is lawfully seized of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and does further covenant and bind Grantor and Grantor's heirs and assigns, to warrant and forever defend the title to the said land to the said 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 not merge with the title acquired by the Grantee pursuant to this deed. No such merger will occur unless and until such time as the Grantee executes and duly records a release of the Deed of Trust in the Register's Office for Davidson County, Tennessee.

WITNESS the execution of this Instrument this 14th day of August, 2017.

GRANTOR:

PHILIP O. REED

SHERRY REED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **PHILIP O. REED AND SHERRY REED**, 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 Nashville, Tennessee, on this the 14th day of August, 2017.

Notary Public

CATHERINE H. GWYNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

My Commission Expires:
5-5-20

639939.1/2015153

GRANTEE:

Charles R. Jones

CHARLES R. JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

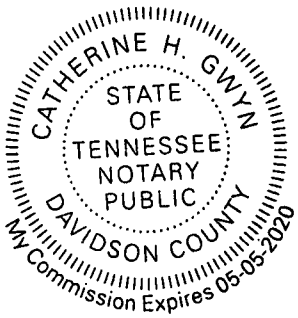
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CHARLES R. JONES**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 14th day of August, 2017.

Catherine H. Gwyn

Notary Public

My Commission Expires: 5-5-20



639939.1/2015153

EXHIBIT "A"

TRACT I:

A certain tract of land located in the 10th Civil District of Davidson County, Tennessee, being Tract "B" as shown on a survey by Barry Greer and Associates, entitled, "Boundary Survey and Division of the Tinnin and Simpson Land," dated April 8, 1988, and more particularly described as follows:

BEGINNING at an iron pin set in the northerly Right-of-Way of Lickton Pike, said point being located North 74 deg. 46' 26" East, a distance of 50.49 feet from the Southwest corner of the property conveyed to Tinnin and Simpson by deed of record in Book 6881, Page 959, Register's Office for Davidson County, Tennessee, and proceeding as follows: Leaving said Right-of-Way of Lickton Pike, and severing the land of said Tinnin and Simpson, North 23 deg. 34' 05" West, a distance of 737.09 feet to an iron pin; thence, North 29 deg. 43' 48" West, a distance of 720.79 feet to an iron pin; thence South 86 deg. 21' 02" West, a distance of 291.36 feet to an iron pin; thence, North 20 deg. 39' 27" West, a distance of 646.76 feet to an iron pin set in the southerly line of the property conveyed to Arles B. Greene by deed of record in Book 6882, Page 241, Register's Office for Davidson County, Tennessee. Thence with the line of said Greene, South 85 deg. 44' 35" East, a distance of 233.45 feet to an iron pin; thence leaving the line of said Greene, and severing the land of the previously mentioned Tinnin and Simpson, South 20 deg. 32' 04" East, a distance of 556.90 feet to an iron pin; thence North 86 deg. 50' 32" East, a distance of 140.83 feet to an iron pin; thence South 27 deg. 57' 46" East, a distance of 750.00 feet to an iron pin; thence South 23 deg. 41' 43" East, a distance of 744.19 feet to an iron pin set in the northerly Right-of-Way of Lickton Pike; thence with said Right-of-Way of Lickton Pike, South 74 deg. 46' 26" West, a distance of 50.17' to the beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, is that portion of land conveyed to D. Scott Parsley, by Quitclaim Deed from Ricky Parsley and wife, Jenny Parsley, dated September 12, 2000, recorded September 12, 2000, of record in Instrument No. 200009120090376, Register's Office for Davidson County, Tennessee, described as follows:

Two (2) tracts of land in Davidson County, Tennessee, being Tracts Nos. 1 and 3 on the boundary survey of a portion of the Scott and Ricky Parsley property, and being more particularly described according to the survey by Ray G. Cole, Registered Land Surveyor No. 924, Cole Land Surveying, P.O. Box 941, White House, Tennessee 37188, dated June 7, 2000, as follows:

Tract 1: Beginning at a point, a common corner between Scott Parsley (Deed Book 8804, Page 752) and Ricky Parsley (Deed Book 9611, Page 925), and being the most northwest corner of this tract; thence South 85 degrees 44' 35" E, a distance of 72.27 feet to an iron pin set; thence, South 9 degrees 59' 11" East a distance of 215.07 feet to an iron pin set; thence South 10 degrees 31' 56" East, a distance of 146.30 feet to a point in the line of said Scott Parsley; thence North 20 degrees 39' 27" West, a distance of 385.81 feet to the point of beginning, containing 0.29 acres, more or less.

Tract 3: Beginning at a point, a common corner between Scott Parsley (Deed Book 8804, Page 752) and Ricky Parsley (Deed Book 9611, Page 925), and being the most southwest corner of this tract; thence, North 20 degrees 39' 27" West, a distance of 30.00 feet to an iron pin set, a common corner between Scott Parsley and Ricky Parsley; thence North 89 degrees 31' 45" East, a distance of 106.31 feet to an iron pin set; thence South 7 degrees 01' 10" East a distance of 22.83 feet to an iron pin set in the line of said Scott Parsley; thence South 86 degrees 21' 02" West, a distance of 98.71 feet to the point of beginning, containing 0.06 acres, more or less.

BEING a portion of the same property conveyed to Ricky C. Parsley and wife, Jenny M. Parsley, by Warranty Deed from Sam Tinnin and wife, Glenda Tinnin, dated February 27, 1995, recorded March 6, 1995, of record in Book 9611, page 925, Register's Office for Davidson County, Tennessee.

TRACT II:

Two tracts of land in Davidson County, Tennessee, being Tracts Nos. 2 and 4 on the boundary survey of a portion of the Scott and Ricky Parsley property, and being more particularly described according to the survey by Ray G. Cole, Registered Land Surveyor No. 924, Cole Land Surveying, P.O. Box 941, White House, Tennessee, 37188, dated June 7, 2000, as follows:

Tract 2: Beginning at a point, a common line between Scott Parsley (Deed Book 8804, page 752) and Ricky Parsley (Deed Book 9611, page 925), the most northerly point of this tract and being located South 20 degrees 39' 27" East a distance of 385.81 feet from a point, a common corner to Ricky & Scott Parsley; thence from said beginning point, South 20 degrees 39' 27" East, a distance of 230.95 feet to an iron pin set; thence North 27 degrees 48' 58" West, a distance of 136.65 feet to an iron pin set on the east side of a concrete drive; thence North 10 degrees 31' 55" West a distance of 96.87 feet to the point of beginning, containing 0.05 acres, more or less.

Tract 4: Beginning at a point, a common corner to Scott Parsley (Deed Book 8804, page 752) and Ricky Parsley (Deed Book 9611, page 925) and being the most northeast corner of this tract; thence South 29 degrees 43' 40" East, a distance of 53.71 feet to a point in the line of said Ricky Parsley; thence South 86 degrees 21' 02" West, a distance of 272.12 feet to an iron pin set; thence North 20 degrees 39' 27" West, a distance of 50.45 feet to an iron pin set in the line of said Ricky Parsley; thence North 86 degrees 21' 02" East a distance of 263.27 feet to the point of beignning, containing 0.30 acres, more or less.

Subject to easement for ingress and egress across Tract 4 reserved unto D. Scott Parsley as described in Quitclaim Deed of record as Instrument No. 20000912-0090377, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ricky Parsley and wife, Jenny Parsley, by Quitclaim Deed from D. Scott Parsley, unmarried, dated September 11, 2000, recorded September 12, 2000, Instrument No. 20000912-0090377, Register's Office for Davidson County, Tennessee.

FURTHER BEING THE SAME PROPERTY CONVEYED TO PHILIP O. REED AND WIFE, SHERRY REED BY DEED FROM RICKY C. PARSLEY AND WIFE, JENNY M. PARSLEY DATED 1/28/2002 AND OF RECORD IN INSTRUMENT NO. 20020130-0012842, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO PHILIP O. REED AND WIFE, SHERRY REED BY DECREE FOR REDEMPTION DATED 2/9//17, AND RECORDED ON 3/23/2017, IN INSTRUMENT NO. 20170323-0028667, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "A", CONTINUED

TRACT III:

THE FOLLOWING DESCRIBED PROPERTY IN DAVIDSON COUNTY, TENNESSEE:

BEING A TRACT OF LAND IN THE l0TH COUNCILMANIC DISTRICT OFDAVIDSON COUNTY, TENNESSEE, AND A PORTION OF THAT PROPERTY CONVEYED TO MICHAEL D. FERRELL AND WIFE, IN INSTRUMENT NO. 201000415-0028543, R.O.D.C.T, MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, SAID PIN BEING THE MOST NORTHWEST CORNER OF MICHAEL FARRELL IN INSTRUMENT NO. 20100415-0028543, R.O.D.C.T.; THENCE WITH SAID FARRELL'S NORTHERLY LINE S 85 DEGREES 44 MINUTES 35 SECONDS E, 64.00 FEET TO A SET IRON PIN; THENCE WITH NEW LINE S 15 DEGREES 09 MINUTES 51 SECONDS E, 211.99 FEET TO A SET IRON PIN;THENCE WITH NEW LINE S 01 DEGREES 06 MINUTES 31 SECONDS E, 115.50 FEET TO A SET IRON PIN IN THE WESTERLY LINE OF PREVIOUSLY SAID FARRELL; THENCE N 20 DEGREES 30 MINUTES 33 SECONDS W, 346.82 FEET TO THE POINT OF BEGINNING CONTAINING 0.30 ACRES.

TRACT III BEING THE SAME PREMISES CONVEYED TO PHILIP O. REED AND WIFE, SHERRY REED BY QUITCLAIM DEED FROM MICHAEL D. FARRELL AND SHARON R. FARRELL, HUSBAND AND WIFE DATED 6/1/2011, AND RECORDED ON 6/3/2011, IN INSTRUMENT NO. 20110603-0042543, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIBED TRACTS BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT TRACT OR PARCEL OF LAND CONTAINING 0.30 ACRES AND CONVEYED TO MICHAEL D. FARRELL AND SHARON R. FARRELL BY QUITCLAIM DEED FROM PHILIP O. REED AND WIFE, SHERRY REED DATED 6/1/2011 AND OF RECORD IN INSTRUMENT NO. 20110603-042544, AS CORRECTED BY DEED OF CORRECTION DATED 7/27/11 AND OF RECORD IN INSTRUMENT NO. 20110809-0061155, SAID REGISTER'S OFFICE.