FILE NO.: RMU-18-02757

PREPARED BY AND RETURN TO:

RUBIN LUBLIN TN, PLLC
TITLE DEPARTMENT
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103

Bill Garrett Davidson County
Batch# 126148 DEEDWARR
08/07/2018 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,434.61
20180807-0077690

WARRANTY DEED IN LIEU

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
BANK OF AMERICA, N.A. 14405 WALTERS ROAD, SUITE 200 HOUSTON, TX 77014	513 HARPETH TRACE DR Nashville, TN 37221	BANK OF AMERICA, N.A. 14405 WALTERS ROAD, SUITE 200 HOUSTON, TX 77014

MAP PARCEL NUMBER: 143020A03800CO

THIS INDENTURE, dated June 22, 2018, between **DONNA SUTTON GILMER, JAMES A. GILMER, JR.**, married to each other, Grantor, and **BANK OF AMERICA, N.A.**, Grantee.

In this deed, wherever the context so requires, the masculine gender includes feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as well, the heirs, executors, administrators, successors, representatives and assigns of the same.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration the receipt adequacy and sufficiency of which are hereby acknowledged by Grantor, Grantor has bargained, sold, and by these presents does grant, bargain, sell and convey unto the said Grantee, all of Grantor's right, title and interest of any kind or nature whatsoever in and to all the following described property:

BEING LOT NO. 38 ON THE PLAN OF HARPETH TRACE ESTATES, SECTION THREE AS OF RECORD IN PLAT BOOK 5200, PAGES 751, 752 AND 753, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF SAID LOT.

Grantor's Source of Title: Deed of record at Instrument Number 20100419-0029281, in the Register's Office for Davidson County, Tennessee.

Property Address: 513 HARPETH TRACE DR, Nashville, TN 37221. Together with any improvements, buildings, fixtures or other property located thereon.

Together with the property described herein, this conveyance is executed with the express understanding that the full legal and equitable title shall vest in Grantee, but it is the intention of the parties, supported by representations and warranties of the parties, that the Grantee shall take the unencumbered title, and therefore, the vesting of title shall not operate to effect such a merger of interest as to extinguish the Deed of Trust from Donna Sutton Gilmer, James A. Gilmer, Jr. to ARNOLD M. WEISS, as Trustee in favor of BANK OF AMERICA N.A., its successors and assigns, dated April 12, 2010, recorded April 19, 2010, at Instrument Number 20100419-0029282, in the Register's Office, of Davidson County, Tennessee (the "Deed of Trust"), as last assigned to Grantee, until such time as the release, satisfaction or cancellation of the lien of said Deed of Trust is filed for record in said Register's

office, as such extinguishments might serve to promote the priority of any subordinate interests which may be outstanding at the time of such vesting of title contrary to the intention of the parties.

TO HAVE AND TO HOLD, the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit, and behoof of said Grantee, its heirs and assigns, forever, in Fee Simple.

AND THE SAID GRANTOR, for himself, his heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said Grantee, its heirs and assigns, against the lawful claims of all persons.

Grantor declares that this conveyance is freely and fairly made and in an absolute conveyance and that no other agreements, oral or written, exist with respect to the Property between Grantor and Grantee. Grantor hereby waives any and all right, title and interest in the said Property that may now exist, or may hereinafter arise at law or in equity or otherwise, including, without limitation, any and all equity of redemption, and any and all rights of reinstatement, and any and all rights arising under any moratorium or similar provision for debtor's relief.

IN WITNESS WHEREOF, the said Grantor has hereunto affixed their hand and seal as of the day of year first written above.

GRANTOR:

Donna Sutton Gilmer

James A. Gilmer, Jr.

STATE OF Texas

COUNTY OF Randall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Donna Sutton Gilmer, James A. Gilmer, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged themselves to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument for the purposes therein contained by signing the name Donna Sutton Gilmer, James A. Gilmer, Jr., as such Grantor.

Witness my hand and official seal this 22nd day of June, 2018.

Notary Public

My Commission Expires 7-27-18

(Notary Seal)

HEATHER R. ARELLANO NOTARY PUBLIC STATE OF TEXAS 2018

FILE NO.: RMU-18-02757

AFFIDAVIT OF VALUE

STATE OF Texas

COUNTY OF ~~Potter~~ Randall

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $387,731.63, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James A. Pelmer Jr. Diana Sutton Pilmer

Affiant:

Subscribed and sworn to before me on this the 22nd day of June, 2018.

Heather Arellano

Notary Public

My commission expires: 7/27/18

(Notary Seal)

HEATHER R. ARELLANO NOTARY PUBLIC STATE OF TEXAS EXPIRES 07-27-2018

True Copy Certification

I, Jeffrey C. Horn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Jasmine Robinson Colclough a Notary Public for this county and state, Jeffrey C. Horn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

8/13/18
Date

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JASMINE ROBINSON COLCLOUGH NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES APRIL 8, 2022