Karen Y Johnson Davidson County
Batch# 157251 DEEDWARR
11/07/2018 09:03:30 AM 5 pgs
Fees: $28.00 Taxes: $2,314.94
20181107-0110192

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $625,660.80.

Prepared by, return to: Brock & Scott, PLLC, 5431 Oleander Drive, Suite 200, Wilmington, NC 28403

TN DEED-IN-LIEU OF FORECLOSURE WITH GENERAL WARRANTIES

THIS DEED made this 16th day of October 2018 by and between

GRANTOR(s)	GRANTEE
Gavin J. O'Heir, unmarried 1 Breckenridge Nashville, TN 37215	SunTrust Bank 303 Peachtree Street NE Atlanta, GA 30308

This Deed is being made voluntarily by Grantor(s) to Grantee who is the current beneficiary, its successors and/or assigns, of a Deed of Trust dated January 5, 2015 by Gavin J. O'Heir to Larry A. Weissman, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc., original beneficiary and **recorded in Instrument 20150112-0003042, and thereafter assigned to SunTrust Bank recorded on March 7, 2018 in Instrument 20180307-0021505 in** the Register of Deeds of Davidson County, Tennessee covering the premises herein conveyed.

The Grantor(s) herein further understand that they do not have to make this Deed. That Grantor(s) failed to make payments on the note secured by the Deed of Trust and the said current Noteholder has accelerated the debt to "due in full" or has notified the Borrower(s) of it's intent to do so, and fully understanding this, the Grantor(s) still voluntarily and knowingly execute this Deed to the said current beneficiary/Grantee in the said Deed of Trust.

The Grantor(s) herein further state that they feel the execution of this Deed is to their best interest and that they are desirous of being relieved of the obligations under the said Note Deed of Trust.

The designation Grantor(s) and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor(s), for Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents grant, bargain, sell, release and convey unto the Grantee, its successors and assigns, in lieu of foreclosure by the Grantor(s), the herein described property in fee simple, being all that certain lot or parcel of land situated in Davidson County, Tennessee and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No 67, on the Plan of Minor Revision Lots 60 and 67, Section Three, Otterwood, of record in Plat Book 8250, Page 762, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gavin O'Heir and wife, Jennifer L. O'Heir by deed from Kathryn T. Menefee Barbee, married, of record in Instrument 20101008-0080993, said Registers Office, dated September 30, 2010. The said Jennifer L. O'Heir is now known as Jennifer Eaton Skelton. See also Quitclaim Deed from Jennifer Eaton Skelton Vida Jennifer L. O'Heir to Gavin J. O'Heir of record in Instrument 20150112-0003041, said Register's Office.

Jennifer L. O'Heir and Jennifer Eaton Skelton being one and the same person. Gavin O'Heir and Gavin J. O'Heir being one and the same person.

1 Breckenridge, Nashville, TN 37215
Tax ID: 158 04 0A 125.00

The property hereinabove described was acquired by Grantor(s) by Deed recorded in Instrument#: 20150112-0003041.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record.

This Deed is intended to constitute a Deed-In-Lieu of Foreclosure and is under and subject to the provisions of that certain Deed of Trust dated January 5, 2015 in the original amount of 658,000.00 given to Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc. (original "lender/beneficiary") and **recorded in Instrument 20150112-0003042, and thereafter assigned to SunTrust Bank recorded on March 7, 2018 in Instrument 20180307-0021505 in** the Register of Deeds of Davidson County, Tennessee.

The execution, delivery and recording of this Deed shall constitute a full satisfaction or discharge of, the Deed of Trust of record in Deed Instrument No. 20150112-0003042, and the accompanying Note of the same date.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances

thereto belonging to the Grantee in fee simple.

And the Grantor(s) covenants with the Grantee, that Grantor(s) is/are seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor(s) will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and restrictions of record and current year ad valorem taxes.

IN WITNESS WHEREOF, Grantor(s) have set their hands and seals the day and year first above written.

Gavin J. O'Heir (Grantor)

STATE OF TN

COUNTY DAVIDSON

On this the 16TH day of OCTOBER, 2018, before me personally appeared Gavin J. O'Heir, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

SHIMA SALMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires: 04/19/2019

STATE OF TN
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $625,660.80, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 16TH day of OCTOBER, 2018.

Notary Public

SHIMA SALMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07/19/2019

Map & Tax ID Number: 158 04 0A 125.00

Send Tax Bills to Owner:
SunTrust Bank
303 Peachtree Street NE
Atlanta, GA 30308

True Copy Certification

I, Heather Cox, 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.

Heather Cox
Signature

State of NC

County of New Hanover

Personally appeared before me, Jacqueline A. Landkammer, a notary public for this county and state, Heather Cox who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: NOV 0 1 2020
Notary' Seal (if on paper)

JACQUELINE A LANDKAMMER
NOTARY PUBLIC
NEW HANOVER COUNTY, NC