PREPARED BY AND RETURN TO:
SKW Title Company, LLC
3475 Dallas Highway
Bldg 300, Ste 320
Marietta, GA 30064
SKW File # TN-REO180312OTH
FHA Case #: 483-4710513

Karen Johnson Davidson County
Batch# 224289 DEEDWARR
05/01/2019 09:13:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190501-0040163

Address of New Owner	Send Tax Bills to:	Map-Parcel Numbers
Secretary of Housing and Urban Development 451 Seventh Street SW Washington, DC 20410	Secretary of Housing and Urban Development 451 Seventh Street SW Washington, DC 20410	136 10 33.00

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into on this 12TH day of FEBRUARY, 2019, by and between Fran C. Root, unmarried, party of the first part, hereinafter called Grantor, and Secretary of Housing and Urban Development, party of the second part, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has granted, bargained and sold and does hereby bargain, sell and convey unto the said Grantee, the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No 490 on the Plan of Section Seven-A, Priest Lake Park, as of record in Book 5200, Pages 107, 108 & 109, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles A. Root III, and wife Fran C. Root by deed form Scott Phillip Mitchell and wife Joanne Ruth Mitchell, of record in Book 6811, page 839, Register's Office for Davidson County, Tennessee, dated March 20, 1986. Charles A. Root III died on September 28, 2016, thereby transferring his interest in the property to Fran C. Root as the surviving tenant by the entirety.

Subject to covenants, restrictions, easements and agreements of record if any.

Property Address: 3425 Meadowlake Terrace, Nashville, TN 37217

Tax Parcel ID#: 136 10 33.00

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

This conveyance is being made in lieu of foreclosure of that certain Deed of Trust dated September 9, 2009, in the amount of $195,000, from Charles A. Root III and Fran C. Root to Alan E. South, Attorney

at Law, South & Associates, PC, Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Urban Financial Group Inc., recorded July 21, 2011 in Instrument Number 20110721-0055862, Davidson County, Tennessee, Register of Deeds Office.

It is the intent and express desire of the parties hereto that all of the loan documents pertaining to the indebtedness secured by the Mortgage shall remain in full force and effect after the execution and delivery of this Warranty Deed in Lieu of Foreclosure, and that there shall be no merger of the fee interest obtained by Grantee hereby with or unto Grantee's prior security interest on the Property under the Mortgage. This Warranty Deed in Lieu of Foreclosure is executed and delivered by Grantor and is received by Grantee as an absolute conveyance of Grantor's equity of redemption and is not intended to be further security for the aforementioned indebtedness or any other indebtedness or any other indebtedness of Grantor to Grantee. Grantor hereby declares that this conveyance is freely and fairly made.

TO HAVE AND TO HOLD the said described property, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

AND SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Fran C. Root

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Fran C. Root, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 12th day of February, 2019

CYNTHIA BRINDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/8/21

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 89,268.00 .

Affiant ANTHONY W. SCAPDEN

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn before me this 12th day of February 2019

Notary Public

CYNTHIA BRINDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON