Karen Johnson Davidson County
Batch# 250586 DEEDWARR
07/01/2019 09:34:54 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20190701-0063409

SEND TAX BILL:
First Community
Bank of Tennessee
P.O. Box 1027
Shelbyville, TN 37162

PROPERTY OWNER:
First Community
Bank of Tennessee
P.O. Box 1027
Shelbyville, TN 37162

Map 96 05 0A
Parcel 044.00 (Unit A4U)
Map 96 05 0A
Parcel 045.00 (Unit A5U)

FROM: **David A. Reed and Darcie J. Reed, husband and wife**

TO: **First Community Bank of Tennessee**

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the cancellation of a certain promissory note in the total amount of $165,000.00 signed by David A. Reed and wife, Darcie J. Reed, payable to the order of First Community Bank of Tennessee, and secured by Deed of Trust of record in Instrument #20171206-0124509, Register's Office of Davidson County, Tennessee, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, David A. Reed and Darcie J. Reed, husband and wife, have this day bargained and sold and does hereby transfer and convey unto First Community Bank of Tennessee, its successors and assigns, the following described tract or parcel of land, lying and being in Davidson County, Tennessee, more particularly described as follows:

Tax Map 096 05 OA 044.00

TRACT NO. 1: (211 Donelson Pike, Unit 204) Land in Davidson County, Tennessee, being Building A, Unit A4U (Parcel No. 44) on the Plan of Cameron Park Office Center, of record in Plat Book 6200, Page 49, Register's Office for said County, to which reference is hereby made for a more complete legal description. Also, being described and together with appurtenant interest in the common elements of Cameron Park, a horizontal property regime established by the Master Deed of record in Book 6297, page 851, said Register's Office.

Tax Map 096 05 OA 045.00

TRACT NO. 2: (211 Donelson Pike, Unit 205) Land in Davidson County, Tennessee, being Building A, Unit A5U (Parcel No. 45) on the Plan of Cameron Park Office Center, of record in Plat Book 6200, Page 49, Register's Office for said County, to which reference is hereby made for a more complete legal description. Also, being described and together with appurtenant interest in the common elements of Cameron Park, a horizontal property regime established by the Master Deed of record in Book 6297, page 851, said Register's Office.

BEING the same two tracts property conveyed to David A. Reed and Darcie J. Reed, by Warranty Deed, of record in Instrument No. 20171206-0124508, Register's Office of Davidson County, Tennessee.

The Address of the above described property is 211 Donelson Pike, units 204 and 205, Nashville, Tennessee, 37214.

This conveyance is subject to any and all existing easements and restrictions of record.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

(1) Property taxes for the current year and all subsequent years. (2) All matters appearing on the Plan of record in plat Book 6200, page 49, Register's Office of Davidson County, Tennessee. (3) Cameron Park Master Deed and Declaration of Horizontal Property Regime in Book 6297, page 851, Book 11710, page 523; Instrument No. 20140820-0075956; and Instrument No. 20150107-0001559, said Register's Office. (4) By-Laws in Book 6297, page 864, said Register's Office. (5) Easement for right to lay, hold and maintain a water main in Donelson Pike, formerly Polk Ave., to Bransford Realty Company, in Book 880, page 220, said Register's Office. (6)Transmission Line Easement to U.S.A., in Book 1163, page 629, said Register's Office. (7) Permanent drainage easement to Metro Government in Book 4181, page 194, said Register's Office. (8) Deed to Metro Government for sanitary sewers, storm drainage, water mains and appurtenances in Book 6255, page 605, said Register's office. (9) Boundary Plat of Cameron Park Office Center in Plat Book 6200, page 48, said Register's Office.

TO HAVE AND TO HOLD all rights, title and interest in the above described tract of real estate unto the said **First Community Bank of Tennessee**, its successors and assigns, forever in fee simple.

David A. Reed and Darcie J. Reed covenant that they are lawfully seized and possessed of the above described tract of real estate; that we have a good and lawful right to sell and convey the same; and that the same is free and unencumbered.

David A. Reed and Darcie J. Reed covenant and bind themselves, their heirs and representatives, to forever warrant and defend the title to the above described tract of real estate unto the said **First Community Bank of Tennessee**, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

AND FOR THE AFORESAID CONSIDERATION, James Scott Cocanougher, CEO of First Community Bank of Tennessee, does hereby forever release and discharge the lien created by the Deed of Trust of record in Instrument #20171206-0124509, Register's Office of Davidson County, Tennessee.

WITNESS our hands, this the 18 day of June, 2019.

David A. Reed

Darcie J. Reed

WITNESS MY HAND, THIS THE 28th DAY OF June, 2019.

FIRST COMMUNITY BANK OF TENNESSEE

By: _____

James Scott Cocanougher, CEO

STATE OF TENNESSEE
COUNTY OF Sumner

On this 18 day of June, 2019, before me personally appeared **David A. Reed and Darcie J. Reed,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that said instrument was executed as a free act and deed.

WITNESS my hand and official seal, on this the 18 day of June, 2019.

Notary Public: Jennifer Lynn Franklin

My Commission Expires: 6-21-2022

JENNIFER LYNN FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF BEDFORD

On this 28th day of June, 2019, before me personally appeared James Scott Cocanougher to me known (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged to be CEO of First Community Bank of Tennessee, the within named bargainor, a banking institution, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the institution.

Witness my hand and seal at office, this 28th day of June, 2019.

Notary Public: Amy Reyes

My Commission Expires: 9/15/2020

AMY REYES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $165,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 28th day of June, 2019.

Notary Public or Register

My Commission Expires: 9/15/2020

AMY REYES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

RE\DED.LIEU.FRCL.FCB