PREPARED BY AND RETURN TO:
McMichael & Gray, P.C.
3475 Dallas Highway
Bldg 300, Ste 320
Marietta, GA 30064
FHA Case# 483-3189960
TN-REO-200263-OTH

Karen Johnson Davidson County
Batch# 465375 DEEDWARR
08/27/2020 10:17:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20200827-0097206

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	148 13 0 183.00

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into on this _____ day of _____, _____, by and between **Melanie K. Jackson, a single person, Martha Anne Jackson, a single person, Melissa J. Allen and spouse, Stan Allen, and Jennifer Reece and spouse, Jerry Reece,** 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. 81 on the Map of Fairlane Park, as of record in Book 2331, Page 108, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bruce W. Jackson by deed from Ridley Leon Mangrum and wife, Dawn Lee Mangrum, recorded July 6, 1992, in Book 8669, Page 632, Davidson County Register's Office. Bruce W. Jackson died on December 30, 2018. The will of Bruce W. Jackson, probated under Docket No: 19P323, devised the property to his children, Melanie K. Jackson, Martha Anne Jackson, Stephanie Lynn Jackson, Melissa J. Allen and Jennifer Reece, providing that if any such child predeceased him, her share would be distributed equally among his remaining daughters. Stephanie Lynn Jackson died on February 5, 2016. The Grantors are the remaining daughters of Bruce W. Jackson. The spouses, if any, of said Grantors, are joining in this conveyance to release any marital interest they may have in the subject property.

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

Property Address: 5022 Packard Drive, Nashville, TN 37211

Tax Parcel ID#: 148 13 0 183.00

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 December 12, 2002, in the amount of $141,000.00, from Bruce W. Jackson, unmarried, to James V. Webb, Trustee, for the benefit of Wells Fargo Home Mortgage, Inc., recorded December 27, 2002, in Instrument No. 20021227-0159300, Davidson County, Tennessee, Register's 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 Deed of Trust 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 Deed of Trust. 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.

Melanie K. Jackson

STATE OF TN

COUNTY OF Bedford

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Melanie K. Jackson, 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 17th day of July 2020

Notary Public

My Commission Expires: 1-2-2024

MARY KAYE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

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.

Martha Anne Jackson

STATE OF Tennessee

COUNTY OF Montgomery

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Martha Ann Jackson, 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 21 day of July, 2020.

Notary Public
My Commission Expires: August 14, 2023

ASHTON GUERRERO
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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.

Melissa J. Allen

Melissa J. Allen

William Stanley Allen

Stan Allen

STATE OF Tennessee

COUNTY OF Davidson

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

WITNESS my hand and Notarial Seal at office this 21st day of July, 2020.

JOHN FAHNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Notary Public
My Commission Expires: 10/2/2023

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.

Jennifer Reece

Jennifer Reece

Jerry Reece

Jerry Reece

STATE OF TN

COUNTY OF Cannon

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

WITNESS my hand and Notarial Seal at office this 20th day of July, 2020

Sandy Hollandsworth

Notary Public

My Commission Expires: 12-19-2023

SANDY HOLLANDSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

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 $60,005.23.

Affiant

STATE OF Oklahoma

COUNTY OF Oklahoma

Subscribed and sworn before me this 13th day of Aug, 2020.

Notary Public

CHRISTY BANJO
Notary Public
State of Oklahoma
Commission #20008266 Exp: 07/09/24

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 81 on the Map of Fairlane Park, as of record in Book 2331, Page 108, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

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

Property Address: 5022 Packard Drive, Nashville, TN 37211

Tax Parcel ID#: 148 13 0 183.00

True Copy Certification

I, Tomika Cromer, do hereby make oath that I am 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.

Tomika Cromer – Custodian

State of Georgia
County of Gwinnett

Personally appeared before me Gregory Thorne, a notary public, Tomika Cromer (name of person making certification) 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: June 27, 2028

