PREPARED BY AND RETURN TO:
McMichael Taylor Gray LLC
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092
TN2020-00118

Karen Johnson Davidson County
Batch# 540385 DEEDWARR
12/22/2020 03:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201222-0152560

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	074 16 0 133.00

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into on this 17th day of November, 2020, by and between **Myra G. Rehorn, a single person**, party of the first part, hereinafter called Grantor, and **Secretary of Housing and Urban Development, his/her successors and assigns**, 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 SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT NO. 345 ON THE PLAN OF HERMITAGE HILLS SUBDIVISION, SECTION III, AS OF RECORD IN BOOK 2900, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID LOT NO. 345 FRONTS 80.0 FEET ON THE SOUTHERLY MARGIN OF BONNACREEK DRIVE AND EXTENDS BACK BETWEEN LINES MEASURING 152.6 FEET ON THE EASTERLY SIDE AND 155.0 FEET ON THE WESTERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 80.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO HAROLD ALEXANDER REHORN AND WIFE, MYRA G. REHORN HEREIN BY DEED FROM A.H. JOHNSON AND WIFE, MALVIN JOHNSON, DATED APRIL 18, 1961 AND RECORDED ON APRIL 18, 1961, IN DEED BOOK 3219, PAGE 561, DAVIDSON COUNTY REGISTER'S OFFICE. HAROLD ALEXANDER REHORN DID DEPART THIS LIFE ON NOVEMBER 22, 2003.

Property Address: 3815 Bonnacreek Drive, Hermitage, TN 37076

Parcel ID: 074 16 0 133.00

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 October 13, 2009, in the amount of $232,500.00, from Myra G. Rehorn, to Joseph B. Pitt, Jr., Trustee, MetLife Home Loans, a Division of MetLife Bank, N.A., recorded November 23, 2009, in Instrument No. 20091123-0107623, Register's Office Davidson County, Tennessee.

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.

Myra G. Rehorn
By Harold A. Rehorn JR

Myra G. Rehorn by Harold A. Rehorn, Jr.
as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF HAMBLEN

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Harold A. Rehorn, Jr., as attorney in fact, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the persons), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17 day of Nov., 2020.

C. DWAINE EVANS NOTARY PUBLIC STATE AT LARGE TN

C. Dwaine Evans

Notary Public
My Commission Expires: 10-05-2024

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 $107,684.47.

Myra G. Rehorn
By Harold A Rehorn Jr.

Affiant – Myra G. Rehorn, by Harold A. Rehorn, Jr. as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF HAMBLEN

Subscribed and sworn before me this 17 day of Nov., 2020

C. DWAINE EVANS NOTARY PUBLIC STATE AT LARGE, TN

C Dwaine Evans
Notary Public

My commission expires
10-05-2024

Certificate of Authenticity

I, Melissa Land, 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, Pechthidar Lay, a notary public for this county and state, Melissa Land 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: 1/15/2024.

Notary's Seal (If on paper)

PECHTHIDAR LAY
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 15, 2024