



APN# 131824403004

11-digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

Subordination

Agreement

**Type of Document**

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

**Recording Requested by:**

LSI

**Return Documents To:**

Name LSI (11936978)

Address 700 Cherrington Parkway

City/State/Zip Coraopolis, PA 15108

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.



When Recorded Return to:  
First Tennessee Bank National Association, Grantor  
P.O. Box 132  
Memphis, TN 38101

116936978

**SUBORDINATION AGREEMENT**

**RECITALS:**

WHEREAS, Timothy P. Pirie and Marlene P. Moyer, husband and wife as joint tenants with right of survivorship (hereinafter singly or collectively "Borrower") is the owner of the following described real property described below or in Exhibit "A" attached hereto, and having a street address as follows (the "Property"):

166 Palisades Drive  
Stateline, NV 89449

AND WHEREAS, the said Borrower has made application for a closed-end mortgage loan ("New Loan") in an amount not to exceed \$227,200.00 from JP Morgan Chase Bank, N.A. (the "Grantee"), whose address is: 8888 Freedom Crossing Trail, Jacksonville, FL 32256 to be evidenced by a Deed of Trust / Mortgage which shall be a lien or charge on the Property.

AND WHEREAS, the undersigned, First Tennessee Bank National Association, successor thru merger with First Horizon Home Loan Corporation (collectively, "Grantor") has an interest in or lien upon the Property as follows:

(Deed of Trust) As Beneficiary under a Deed of Trust to the Trustee named therein, recorded February 17, 2004, Instrument Number 0604800, Book 0204, Page 6500; Official records of Douglas County, State of Nevada



As a condition of making the New Loan, the Grantee has required the Borrower to execute a Deed of Trust/Mortgage on the Property securing repayment of the New Loan (the "New Deed of Trust/Mortgage"), which, upon execution and recordation of this Agreement, and subject to the conditions and limitations set out below, shall have a superior lien position to that of Grantor on the Property.


**AGREEMENTS:**

**NOW, THEREFORE,** in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby agrees as follows:

1. Grantor hereby agrees to subordinate the lien of its Deed of Trust/Mortgage to the lien of the New Deed of Trust/Mortgage, subject to the following conditions. This Subordination is limited solely to the New Deed of Trust/Mortgage and is effective ONLY to the extent to which the New Deed of Trust/Mortgage is a valid, enforceable and properly recorded mortgage lien instrument. This Agreement shall be of no force and effect in the event Grantee or its agents fails to satisfactorily perform all acts required to make the New Deed of Trust/Mortgage a valid and enforceable mortgage loan, that is properly recorded in the appropriate land records.
2. This Subordination as described above shall not apply to any future advance of funds to or for the benefit of the Borrower by the Grantee of the New Deed of Trust/Mortgage, except for advances necessary to protect the security of the New Deed of Trust/Mortgage.
3. Nothing in this Agreement shall be deemed to constitute a novation with respect to the debt secured by the Grantor Deed of Trust/Mortgage, nor an extension or modification thereof, nor otherwise affect the rights, remedies or penalties under the Grantor Deed of Trust/Mortgage.
4. This Agreement shall be binding upon and shall inure to the benefit of Grantor and the Grantee and their respective successors and assigns, and any purchaser at any foreclosure sale instituted pursuant to the Grantor Deed of Trust/Mortgage or the New Deed of Trust/Mortgage.
5. This Agreement shall be construed in accordance with the laws of the State of Tennessee.

**IN WITNESS WHEREOF,** Grantor has caused this Agreement to be executed by its duly authorized representative and Trustee has executed this Agreement on this 31<sup>st</sup> day of July, 2013.

WITNESS:

  
\_\_\_\_\_  
Barbara Wilson

FIRST TENNESSEE BANK NATIONAL ASSOCIATION  
SUCCESSOR THRU MERGER WITH FIRST HORIZON  
HOME LOAN CORPORATION (Grantor)

By:   
\_\_\_\_\_  
Name: Jeff McLean  
Title: Limited Vice President Underwriter



**ACKNOWLEDGMENT**

STATE OF TENNESSEE )  
 ) ss:  
COUNTY OF SHELBY )

Before me, Lee Anne Todd of the state and county mentioned, personally appeared Jeff McLean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Limited Vice President Underwriter **FIRST TENNESSEE BANK NATIONAL ASSOCIATION SUCCESSOR THRU MERGER WITH FIRST HORIZON HOME LOAN CORPORATION**, the within named bargainer, a corporation, and that he/she, as such Limited Vice President Underwriter, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Limited Vice President Underwriter

WITNESS my hand and official seal on this 31<sup>st</sup> day of July, 2013.

*Lee Anne Todd*

Notary Public

My Commission expires: December 16, 2013

Prepared By:  
Barbara Wilson  
1555 Lynnfield, Bldg. C  
Memphis, TN 38119

