Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20120009054 DEEDWARR
Recvd: 02/06/12 14:58 2 pgs
Fees:12.00 Taxes:0.00
20120206-0010702

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 3rd day of ~~January~~ February, 2012.

Notary Public

My commission expires: 9/23/13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED IN LIEU OF FORECLOSURE

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Investors Mortgage Capital, LLC	**NEW OWNER**	**Map 61-16**
4117 Hillsboro Pike, Suite 103-328		**Parcel 151**
Nashville, Tennessee 37215		

WHEREAS, Investors Mortgage Capital, LLC, a Florida limited liability company (the "Grantee") is the owner and holder of a certain promissory note dated April 1, 2010, from Elise Vaughn (the "Grantor") to the Grantee, in the original principal amount of One Hundred Eighty Thousand and No/100 Dollars ($180,000.00), which is secured by the deed of trust of record in Instrument No. 20070815-0097674, as modified in Instrument No. 20100414-0028218, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Elise Vaughn**, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Investors Mortgage Capital, LLC, a Florida limited liability company**, the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, To-Wit:

Being Lot No. 30 of Block C, on the Map of Greenland Estates, as shown of record in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 30 fronts 50 feet on the Northeasterly side of Greenland Avenue and runs back between parallel lines 175 feet to the rear line of Lot No. 16.

Being the same property conveyed to Elise Vaughn, by Warranty Deed, from Kelsey E. Holt and Kristy R. Holt, as joint tenants with rights of survivorship, of record in Instrument No. 20070815-0097672, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. 2012 taxes, which have been assumed by Grantee.
2. All matters as shown on plat of record in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee.
3. Sewer and drainage easement as shown of record in Book 4199, Page 657, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1359 Greenland Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind itself, it's successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

It is the intent of the parties that the Mortgagees interest under the mortgage will not be merged with the fee simple interest to the property conveyed to him by this Warranty Deed in Lieu of Foreclosure.

WITNESS our hands this 20th day of January, 2012.

GRANTOR:

Elise Vaughn

GRANTEE:

INVESTORS MORTGAGE CAPITAL, LLC

By: Kenneth R. Martin

Its: Managing Member

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Elise Vaughn**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, this 20th day of January, 2012.

My commission expires: 7 July 2017

Notary Public

BRICE A. HARTVIGSEN
Notary Public
State of Idaho

My Commission Expires
July 5, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kenneth R. Martin, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Chief Manager (or other officer authorized to execute the instrument) of **Investors Mortgage Capital, LLC**, the within named bargainor, a Florida limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Chief Manager.

Witness my hand, this 30th day of January, 2012.

My commission expires: 7/14/13

Notary Public

NANCY H. LATIMER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMM. EXPIRES JULY 14, 2013

RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027