Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

J. Carlton Drumwright State of Tennessee Notary Public Williamson County (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $73,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2012. Notary Public My commission expires: 9/23/13

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:
Emerald Estock, LLC	**NEW OWNER**	**Map 59-12**
4117 Hillsboro Pike, Suite 103-328		**Parcel 22.00**
Nashville, Tennessee 37215		

WHEREAS, Emerald Estock, LLC, a Florida limited liability company, as successor in interest to Investors Mortgage Capital, LLC (the "Grantee") is the owner and holder of a certain promissory note dated October 16, 2007, and modified June 1, 2011, from Stacy Sellers (the "Grantor") to the Grantee, in the original principal amount of Seventy-Three Thousand Six Hundred and No/100 Dollars ($73,600.00), which is secured by the deed of trust of record in Instrument No. 20071127-0137495, assigned in Instrument Nos. 20080609-0058757 and 20090107-0001497, and modified in Instrument No. 20110609-0044105, 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, **Stacy Sellers**, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Emerald Estock, 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. 49 on the Plan of Highland Trace Subdivision, Section II, of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stacy Sellers, by Special Warranty Deed, from Aurora Loan Services, of record in Instrument No. 20071127-0137494, 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 5200, Page 616, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2540-2542 Highland Trace, Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20120077698 DEEDWARR
Recvd: 10/12/12 11:26 2 pgs
Fees:13.00 Taxes:270.10
20121012-0093627

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 23 day of March, 2012.

GRANTOR:

Stacy Sellers

Stacy Sellers

GRANTEE:

EMERALD ESTOCK, LLC

By:

Its: Manager, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Stacy Sellers**, 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 23 day of March, 2012.

My commission expires: 4/21/14

Angela E. Leggs
Notary Public

ANGELA E LEGGS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared W R Weakley, 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 **Emerald Estock, 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 23rd day of March, 2012.

My commission expires: 9/23/13

Notary Public

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

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County