Davidson County	DEEDWARR
Recvd: 09/23/13 14:45	4 pgs
Fees:23.00 Taxes:540.10	
20130923-0099967	

This Instrument prepared by:
Daniel Morris, Esq., Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Bayview Loan Servicing, LLC
4425 Ponce De Leon Boulevard, 5th Floor, Coral Gables, Florida 33146

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Bayview Loan Servicing, LLC,	BAYVIEW LOAN SERVICING, LLC	041010A04800CO
4425 PONCE DE LEON 5TH FLOOR	4425 PONCE DE LEON 5TH FLOOR	
CORAL GABLES, FL 33146	CORAL GABLES, FL 33146	

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION OF $145,973.31 and Dollars ($145,973.31) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, CAROL GIBSON, unmarried, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey with special warranty unto BAYVIEW LOAN SERVICING, LLC, a Delaware Limited Liability Company, whose mailing address is 4425 Ponce De Leon Boulevard, 5th Floor, Coral Gables, Florida 33146, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

All that certain property situated in the County of Davidson, and State of Tennessee, being described as follows:

Land in Davidson County, Tennessee, being Lot No. 46, on the Plan of Cobblestone Creek, Phase One-A, as shown on plat of record in Plat Instrument No. 20050610-0066806, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Carol Gibson, unmarried, by deed from Carol M. Whitelow, unmarried, recorded 01/22/2008 in Deed 200801220006747, in the Office of the County Register of Deeds of Davidson County, Tennessee.

Prepared by: Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462 (757) 321-6936
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deed on Demands, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order 08-1360**

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

NO MERGER. GRANTOR AGREES AND ACKNOWLEDGES THAT ITS ENTRY INTO THIS DEED AND THE OTHER DOCUMENTS CONTEMPLATED HEREBY SHALL NOT RESULT IN A MERGER OF TRANSFEREE'S INTEREST UNDER THE DEED OF TRUST WITH TRANSFEREE'S INTEREST UNDER THE DEED. THE TERMS, COVENANTS, REPRESENTATIONS, AND WARRANTIES OF THIS AGREEMENT SHALL NOT MERGE INTO THE DEED BUT SHALL SURVIVE THE CLOSE OF THE TRANSACTION CONTEMPLATED HEREBY.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30 day of Aug, 2013.

Carol Gibson (seal)
CAROL GIBSON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CAROL GIBSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 30th day of AUGUST, 2013.

Notary Public
My Commission expires: 11/4/2013

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $145,973.31, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carol Gibson
Affiant/Grantee

Subscribed and sworn to before me this 30th day of AUGUST, 2013.

Notary Public
My Commission expires: 11/4/2013

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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True Copy Certification

I, RICHARD CABAN, 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 California

County of Los Angeles

Personally appeared before me, [~~Name of Notary~~] L. Aguilera, a notary public for this county and state, [~~name of person making certification~~] Richard Caban 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: 3/14/15

Notary' Seal (if on paper)

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015