After Recording Return To:

Davidson County	DEEDWARR
Recvd: 01/24/14 13:23	5 pgs
Fees:28.00 Taxes:392.94	
20140124-0006808	

Prepared: P. DeSantis, Esq.
866-755-6300

Map 42-8
Parcel: 133
11D 94457

DEED IN LIEU OF FORECLOSURE

Property Owner:
Kondaur Capital Corporation,
333 Couth Anita Drive
Suite 400
Orange, CA 92868

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 14 day of January, 2014 between BETTY M. LYMON formerly known as BETTY M. HORTON, a divorced and since remarried woman joined by her spouse Teryl Lymon, currently residing at 1725 Ridgemere Court, Hermitage, TN 37076, ("**GRANTOR**") and KONDAUR CAPITAL CORPORATION, as separate Trustee of Matawin Ventures Trust Series 2013-1, with a business address of 333 South Anita Drive, Suite 400, Orange, CA 92868 ("**GRANTEE**").

WITNESSETH:

That Grantors, for and in consideration of the sum of One Dollar ($1.00) and the application of certain credits to that certain debt evidenced by a Deed of Trust ("**Deed of Trust**") given to Citifinancial Services, Inc. dated January 30, 2008 and of record at instrument # 20080201-0010490, of which was subsequently assigned by a Corporate Assignment of Deed of Trust to Kondaur Capital Corporation, as separate Trustee of Matawin Ventures Trust Series 2013-1 recorded on July 25, 2013 at instrument #20130725-0076935, in the Register's Office for Davidson County, Tennessee, and other good and valuable consideration to her in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises, to wit:

BEING LOT 15, HERITAGE VIEW, SECTION 1, AS RECORDED IN BOOK 6900, PAGE 772, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 7778, PAGE 461, REINSTATED IN BOOK 8592, PAGE 433 SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO PUBLIC UTILITY AND DRAINAGE EASEMENT OF RECORD IN BOOK 6900, PAGE 772, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO DEED OF CONVEYANCE TO METRO (SANITARY SEWER) OF RECORD IN BOOK 8204, PAGE 210, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY AS CONVEYED TO BETTY M. HORTON, UNMARRIED, BY WARRANTY DEED FROM SOUTHEAST BUILDERS GROUP, A TENNESSEE GENERAL PARTNERSHIP, RECORDED IN BOOK 9043, PAGE 13 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 905 Heritage View, Madison, TN 37115

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION, AND THE PREPARER HEREOF MAKES NO REPRESENTATION AS TO THE STATE OF TITLE TO THE ABOVE-DESCRIBED PROPERTY, OTHER THAN THE ACCURATE TRANSCRIPTION OF THE DESCRIPTION FROM INFORMATION SUPPLIED TO THE PREPARER.

TO HAVE AND TO HOLD the above described premises together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee, its successors and assigns, forever. Grantor, for herself and her executors and administrators, does hereby covenant with Grantee, its successors and assigns, that Grantor (i) is lawfully seized in fee simple of the above described premises, (ii) has full power, authority and right to convey the same, (iii) that the premises is free and clear of all liens and encumbrances, except current property taxes and the Deed of Trust, the payment of which are being assumed by Grantee, and (iv) she will forever warrant and defend the premises and the title thereto against the lawful claims of all persons whomsoever.

The parties hereto do not intend to extinguish the lien of the Deed of Trust and the execution and recording of this instrument shall not be deemed a merger of title in the Grantee.

THE LIEN OF THE DEED OF TRUST SHALL CONTINUE UNTIL THE SAME IS RELEASED BY THE HOLDER THEREOF.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required.

IN WITNESS WHEREOF, the Grantors have hereunto set a hand and seal on this the date first above written.

Betty M. Lymon aka Betty M Horton

BETTY M. LYMON
formerly known as BETTY M. HORTON

TERYL LYMON

CAROL DI GIORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this 14 day of January, 2014, before me personally appeared BETTY M. LYMON formerly known as BETTY M. HORTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Carol DiGiore
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF _____ }

On this ____ day of _____, 20___, before me personally appeared TERYL LYMON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

_____
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 106,200.00

Betty M. Lymon aka Betty M. Horton

BETTY M. LYMON
formerly known as BETTY M. HORTON

CAROL DI GIORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

Subscribed and sworn to before me
this the 14 day of January, 2014

Carol DiGiore 9-9-14
NOTARY PUBLIC My Commission expires:

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.

IN WITNESS WHEREOF, the Grantors have hereunto set a hand and seal on this the date first above written.

BETTY M. LYMON
formerly known as BETTY M. HORTON

TERYL LYMON

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 14 day of January, 2014, before me personally appeared BETTY M. LYMON formerly known as BETTY M. HORTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 14 day of January, 2014, before me personally appeared TERYL LYMON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 106,200.00.

BETTY M. LYMON
formerly known as BETTY M. HORTON

Subscribed and sworn to before me
this the 14 day of January, 2014.

November 6, 2017
NOTARY PUBLIC My Commission expires:

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee. Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.

True Copy Certification

I, Scott Bruce, 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
Scott Bruce

State of FL

County of Pinellas

Personally appeared before me, Chris M. Howell [~~Name of Notary~~], a notary public for this county and state, [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.
of Scott Bruce

Notary's Signature

My Commission Expires: 12-21-2013
Notary' Seal (if on paper)

CHRISTOPHER MICHAEL HOWELL
MY COMMISSION #DD945822
EXPIRES: DEC 21, 2013
Bonded through 1st State Insurance