(1)

This Instrument Prepared by:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140034997 DEEDWARR
Recvd: 05/20/14 10:23 3 pgs
Fees:18.00 Taxes:222.00
20140520-0043199

After recording please return this instrument to:
Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Deed in Lieu of Foreclosure

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me on this 16th day of May, 2014.

Notary Public

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09/12/2016

My Commission Expires: _____

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Nations Trust Mortgage Corporation 912 Calib Court #B-100 Franklin, TN 37067	New Owner	150-03 212.00

WARRANTY DEED

WHEREAS, Nations Trust Mortgage Corporation (the "Grantee") is the owner and holder of a certain Credit Agreement and Disclosure ("Promissory Note") dated June 15, 2007, from Robert K. Sims and Angela J. Sims (the "Grantors") to the Grantee, in the original principal amount of One Hundred Fifteen Thousand and No/100 ($115,000.00) Dollars, which is secured by the Revolving Credit Deed of Trust ("Deed of Trust") of record in Instrument No. 20070621-0074290, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantors have agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of the Promissory Note and the release of the Deed of Trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars,

cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert K. Sims and Angela J. Sims, the Grantors, have bargained and sold, and by these present do hereby transfer and convey unto Nations Trust Mortgage Corporation, the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 64, SECTION 2, HARBOR LANDING, as shown on plat of record in Plat Book 6250, Page 352 corrected in Book 6803, Page 579, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Judith A. Butler, now known as Judith A. Mayo to Robert K. Sims and Angela J. Sims as recorded on the 24th day of May, 2007 at Instrument No. 20070524-0061686 and Warranty Deed from Jerry Butler Builders, Inc. to Robert K. Sims and Angela J. Sims, Judith A. Butler, unmarried as recorded on the 26th day of March, 1987 in Deed Book 7181, Page 873, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013 and 2014, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Plat Book 6250, Page(s) 352 and Surveyor's Certificate of Correction in Book 6803, Page 579; all of record in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 3008 Country Way Road, Nashville, TN 37013.

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 Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs 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.

WITNESS our hands this 16th day of May, 2014.

GRANTOR(S):

Robert K. Sims

Angela J. Sims

GRANTEE:

Nations Trust Mortgage Corporation

By: Joe Bauer, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert K. Sims and Angela J. Sims, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of May, 2014.

Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09/12/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joe Bauer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the President of Nations Trust Mortgage Corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe Bauer as such President.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of May, 2014.

Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09/12/2016