BILL GARRETT, Davidson County
Trans:T20140077944 DEEDWARR
Recvd: 10/16/14 09:13 3 pgs
Fees:18.00 Taxes:7.40
20141016-0095485

DEED IN LIEU OF FORECLOSURE

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $2,000.00.

Carolene Lewis
Affiant

Sworn to and subscribed before me on this the 13 day of October, 2014.

M. V. Brooks-Palmer
NOTARY PUBLIC
My Commission Expires: 05/22/2017

M V BROOKS-PALMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Carolene Lewis	Same as Owner	026 07 0 125.00
1385 Long Hollow Pike		
Gallatin, TN 37066		

WHEREAS, CAROLENE M. LEWIS (the "Grantee") is the owner and holder of a certain promissory note dated October 26, 2010, in the original principal amount of $148,900.00, which is secured by a Deed of Trust of record as Instrument No. 20101029-0086518, Register's Office for Davidson County, TN; and

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 above recitals and the sum of $10.00 (ten dollars), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **ANDY EDWARDS and wife, STEFANIE EDWARDS (formerly Levin)**, by these presents do hereby transfer, grant and convey unto **CAROLENE M. LEWIS**, its successors and assigns, all of our right, title and interest in the following parcel of land situated in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, TN, being Lot No. 203 on the Plan of Windsor Green, Phase II, Section I, of record in Plat Book 6250, Pages 988 and 989, Registers' Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to ANDY EDWARDS and STEFANIE LEVIN by General Warranty Deed dated October 26, 2010, and executed by CAROLENE M. LEWIS and recorded as Instrument No. 20101029-0086517, said Registers' Office.

The said Stefanie Levin and Stefanie Edwards are one in the same person.

This is improved property known as 121 Southampton Court, Goodlettsville, TN 37072, but such address is not a part of the legal description, and in the event of any discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, and the current real estate taxes.

WITNESS (my/our) hand(s) this the 29 day of October, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ANDY EDWARDS

STEFANIE EDWARDS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Andy Edwards and wife, Stefanie Edwards, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 9th day of October, 2014.

M. V. Brooks-Palmer
NOTARY PUBLIC

My Commission Expires: 05/22/2017

