Davidson County	DEEDWARR
Recvd: 10/16/14 13:32	5 pgs
Fees:27.00 Taxes:0.00	
20141016-0095675	

This Instrument was prepared by:

Wilson & Associates, P.L.L.C.

Whose address is:
1521 Merrill Drive, Suite D220
Little Rock, AR 72211

When Recorded Return To:

Mail to: 520-223837
LenderLive Settlement Services, LLC
1044 Main Street, Suite 700
Kansas City, MO 64105
(816) 221-0881

Cross Reference: Deed Document No. 20061101-0135561, in Davidson County, Tennessee Records

Grantor: Darryl L. Lyles and Angela N. Lyles
1345 Bell Road, Unit 450, Antioch, TN 37013

Grantee: Federal Home Loan Mortgage Corporation
8200 Jones Branch Drive, McLean, VA 22102

WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF Tennessee
COUNTY OF Davidson

THIS INDENTURE, this 22 day of August, 2014 between Darryl L. Lyles and Angela N. Lyles, as party of the first part, hereinafter called **Grantor**, and Federal Home Loan Mortgage Corporation, as party of the second part, hereinafter called **Grantee**, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of **TEN AND NO/100 DOLLARS ($10.00)** and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 14B of tract II on the plan of final plat, Villas At Belle Parke, Phase II, A Horizontal Property Regime, of record in Instrument No. 20020722-0087814 and as defined in the amendment to master deed and by-laws of record in Instrument No. 20040218-0018915 to which reference hereby made for a more complete legal description.

BEING the same property conveyed from Coci Chanel Sanders and husband, Deadrick Sanders to Darryl L. Lyles and wife, Angela N. Lyles, recorded on November 01, 2006 in Document No. 20061101-0135560.

The purpose of this conveyance is in lieu of foreclosure of that certain Deed of Trust dated October 27, 2006, from Darryl L. Lyles and Angela N. Lyles to Mortgage Electronic Registrations Systems, Inc. solely as nominee for E-Loan, Inc., and recorded on October 27, 2006, as Document No. 20061101-0135561, in Book , at Page , Davidson County, Tennessee Register's Office, said Deed of Trust, last transferred by assignment to Nationstar Mortgage LLC.

It is the intent and express desire of the parties hereto that all of the loan documents pertaining to the indebtedness secured by the Deed of Trust shall remain in full force and effect after the execution and delivery of this Warranty Deed in Lieu of Foreclosure, and that there shall be no merger of the fee interest obtained by Grantee hereby with or unto Grantee's prior security interest on the Property under the Deed of Trust. This Warranty Deed in Lieu of Foreclosure is executed and delivered by Grantor and is received by Grantee as an absolute conveyance of Grantor's equity of redemption and is not intended to be further security for the aforementioned indebtedness or any other indebtedness or any other indebtedness of Grantor to Grantee. Grantor hereby declares that this conveyance is freely and fairly made.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in any way appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

AND SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Darryl L. Lyles

Angela N. Lyles

STATE OF TN

COUNTY OF Davidson

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Darryl L. Lyles and wife Angela N. Lyles, whose name(s) are signed to the foregoing instrument and who are known to me, who acknowledged before me this date, that being informed of the contents thereof, they executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 22nd day of August, 2014

NOTARY PUBLIC

My Commission expires: My Commission Expires March 20, 2018

REGINA C. GREVIOUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD

(6069.625, 0597116772)

****

File No.: 6069.625
Property Address: 1345 Bell Road, Unit 450, Antioch, TN 37013
Tax Parcel ID No.: 162120B07400CO

Mail Tax Notices To and Property Owner:

Federal Home Loan Mortgage Corporation
8200 Jones Branch Drive, McLean, VA 22102

I, or we, 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 **$152,127.49**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Darryl L. Lyles, Affiant

Angela N. Lyles, Affiant

Subscribed and sworn to before me this 22nd day of August, 2014

REGINA C. PREVIOUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD

Notary Public

My Commission Expires: My Commission Expires March 20, 2018

(6069.625, 0597116772)

True Copy Certification

I, Rhonda Hammond, 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.

Rhonda Hammond
Signature

State of Missouri

County of Jackson

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

Michelle Sykes
Notary's Signature Michelle Sykes

My Commission Expires: May 4, 2018
Notary' Seal (if on paper)

MICHELLE SYKES
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires May 4, 2018
Commission # 14612002