Our File No.: 17-7650

BILL GARRETT, Davidson County
Trans:T20170018974 DEEDWARR
Recvd: 03/06/17 10:19 3 pgs
Fees:18.00 Taxes:417.72
20170306-0021698

Prepared by:
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P.O. BOX 663
GALLATIN, TN 37066

DEED IN LIEU OF FORECLOSURE

STATE OF TENNESSEE
COUNTY OF SUMNER

THIS INDENTURE, this 24 day of February, 2017 between Cynthia Whitehead, as party of the first part, hereinafter called Grantor, and Evelyn Oldham, 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 $112,896.00 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, as granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, being described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of TOWN PARK ESTATES, as shown by plat of record in Plat Book 3300, Page 64-65, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Whitehead by Deed from Evelyn Oldham of record in Instrument #20130221-0017367 in the Register of Deeds of Davidson County, Tennessee.

The purpose of this conveyance is in lieu of foreclosure of that certain Deed of Trust dated February 14, 2013 from Cynthia Whitehead ("Grantor") to Evelyn Oldham("Grantee"), recorded Instrument No. 20130221-0017368, Sumner County, Tennessee Register's Office.

Derivation Clause: The instrument constituting the source of the Borrower's/Grantor's interest in the foregoing described property was a Warranty Deed dated February 14, 2013 and recorded on February 21, 2013 in Instrument No. 201302221-0017367 in the Sumner County Register's Office.

Improved Property Address: 305 Honeyhill Drive Nashville, TN 37217

Map/Parcel No.135-5-14

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 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 of Grantor or 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 anyway appertaining, to the only proper use, and benefit of said Grantee forever in FEE SIMPLE, and we hereby covenant 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, unless otherwise herein set out, and we do further and covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the unlawful claims of all persons whomsoever.

AND SAID Grantor, our heirs, successors and assigns 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 below written.

Executed this the 24 day of February 2017.

Cynthia Whitehead
Grantor- Cynthia Whitehead

Evelyn Oldham
Grantee- Evelyn Oldham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Evelyn Oldham, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of February, 2017.

My Commission Expires: 9/29/19 _____

Notary Public

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Cynthia Whitehead, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of February, 2017.

My Commission Expires: 9/29/19 _____

Notary Public

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Evelyn Oldham	(NAME) SAME AS NEW OWNER	Map 135
(STREET ADDRESS) 4020 Murfreesboro Road	(STREET ADDRESS)	Parcel 5-14
Antioch, TN 37013	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $112,896.00

Subscribed and sworn to before me this the 3 day of March 2017.

Affiant

My commission expires: 11-30-20
(Affix Seal)

Notary Public

JEANNIE BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY