Bill Garrett Davidson County
Batch# 2218 DEEDWARR
09/19/2017 11:14:18 AM 2 pgs
Fees: $13.00 Taxes: $199.50
20170919-0095816

This Instrument Prepared From Information by the Parties by:
RACQUEL PEEBLES, ATTORNEY,
313 ENON SPRINGS ROAD EAST,
SMYRNA, TN 37167

SEND TAX BILLS TO:
Wallace C. Evans
1200 N. 8th Street
Nashville, TN 37207

NAME AND ADDRESS OF NEW OWNERS:
Same

MAP GROUP PARCEL
82 -8 - 47

STATE OF TENNESSEE)
ss:
COUNTY OF RUTHERFORD)

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the cancellation of the indebtedness owed by the Grantors to the Grantee, which indebtedness is described in and secured by a Deed of Trust to **Stuart Jones,** Trustee, embracing the hereinafter described property and appearing of record in Instrument Number 20090602-0050790, in the Register's Office of Davidson County, Tennessee;

The undersigned, **Richard V. Green**, surviving spouse and only heir-at-law of Nancy Sanders Green, has bargained and sold and does hereby transfer and convey unto **Wallace C. Evans,** a single person, his heirs and assigns forever, those certain parcels of real estate situated in Rutherford County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Nashville, Davidson County, Tennessee described as follows:

Being Lot No. 50 on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract and the Love-McFerrin Tract, as of record in Book 421, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 40 feet on the eastern side of Neill Avenue and extends back between Parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Nancy Sanders in a ½ undivided interest dated June 2, 2009 at instrument number 20090602-0050790 of the Davidson County Register's Office. Moreover, Nancy Sander is being one and the same Nancy Green. Nancy Sanders Green having died intestate without issue on November 1, 2016 leaving as her sole heir-at-law her surviving spouse, Richard V. Green. For further reference see the Administrative Record Book D16, page 283 of the Rutherford County, Tennessee Probate Division.

This is improved property known as 709 Neill Avenue, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, his heirs and assigns, forever.

AND the undersigned does covenant with the said Grantee herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2017 property taxes are a lien but not yet due and payable, the Grantees assuming payment thereof.

AND, the undersign does further covenant and bind himself/herself/ourselves, heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS MY HAND, this 14 day of September, 2017.

Richard V. Green

RICHARD V. GREEN, Heir-at-Law

STATE OF TENNESSEE)
ss:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named RICHARD V. GREEN, the bargainor, 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 foregoing (DEED IN LIEU OF FORECLOSURE) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Rutherford Tennessee, this the 14 day of September, 2017.

Ellen G. Longworth

Notary Public

STATE OF NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission expires: 8-17-2019

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 53,920.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 19th day of September, 2017.

Notary Public

RACQUEL PEEBLES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires: 6-19-21