Bill Garrett Davidson County
Batch# 19973 DEEDWARR
11/01/2017 09:45:30 AM 6 pgs
Fees: $33.00 Taxes: $4,011.48
20171101-0111826

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $1,084,184.97.

Prepared by, return to: Brock & Scott, PLLC, 5431 Oleander Drive, Suite 200, Wilmington, NC 28403

TN DEED-IN-LIEU OF FORECLOSURE WITH GENERAL WARRANTIES

THIS DEED made this 25 day of September 2017 by and between

GRANTOR(s)	GRANTEE
Steven P. Scoville and wife, Brenda J. Scoville 740 Darden Place Nashville, TN 37205	SunTrust Bank 25 Park Place Northeast Atlanta, GA 30303

This Deed is being made voluntarily by Grantor(s) to Grantee who is the current beneficiary, its successors and/or assigns, of a Deed of Trust dated June 5, 2006 and recorded June 15, 2006 in **Instrument Number 20060615-0071603**, rerecorded/modified/corrected on December 21, 2007 in Instrument Number 20071221-0146792, and thereafter assigned to Mortgage Electronic Registration Systems, Inc. recorded on January 7, 2009 in Instrument Number 20090107-0001811, and thereafter assigned to SunTrust Bank recorded on August 2, 2012 in Instrument Number 20120802-0068455 in the Register of Deeds of Davidson County, Tennessee covering the premises herein conveyed.

The Grantor(s) herein further understand that they do not have to make this Deed. That Grantor(s) failed to make payments on the note secured by the Deed of Trust and the said current Noteholder

has accelerated the debt to "due in full" or has notified the Borrower(s) of its intent to do so, and fully understanding this, the Grantor(s) still voluntarily and knowingly execute this Deed to the said current beneficiary/Grantee in the said Deed of Trust.

The Grantor(s) herein further state that they feel the execution of this Deed is to their best interest and that they are desirous of being relieved of the obligations under the said Note Deed of Trust.

The designation Grantor(s) and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor(s), for Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents grant, bargain, sell, release and convey unto the Grantee, its successors and assigns, in lieu of foreclosure by the Grantor(s), the herein described property in fee simple, being all that certain lot or parcel of land situated in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Hillwood Estates Section Nine Part One, as of record in Plat Book 2331, Page 27, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Steven P. Scoville and wife, Brenda Scoville by Deed dates September 25, 1997 from Judy Jean Cox Chapman and husband, John E. Chapman of record in Book 10631, page 273, Register's Office for Davidson County, Tennessee.

740 Darden Place, Nashville, TN 37205
Tax ID: 115 04 0 083.00

The property hereinabove described was acquired by Grantor(s) by Deed recorded in Book: 10631 Page: 273.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record.

This Deed is intended to constitute a Deed-In-Lieu of Foreclosure and is under and subject to the provisions of that certain Deed of Trust dated June 5, 2006 in the original amount of 1,070,000.00 given to SunTrust Mortgage, Inc. (original "lender/beneficiary") and **recorded in Instrument Number 20060615-0071603, and thereafter assigned to Mortgage Electronic Registration Systems, Inc. recorded on January 7, 2009 in Instrument Number 20090107-0001811, and thereafter assigned to SunTrust Bank recorded on August 2, 2012 in Instrument Number 20120802-0068455 of the Davidson County Registry.**

The execution, delivery and recording of this Deed shall constitute a full satisfaction or discharge of, the Deed of Trust dated June 5, 2006 and recorded June 15, 2006 in Instrument Number 20060615-0071603 and the accompanying Note of the same date.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor(s) covenants with the Grantee, that Grantor(s) is/are seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor(s) will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and restrictions of record and current year ad valorem taxes.

IN WITNESS WHEREOF, Grantor(s) have set their hands and seals the day and year first above written.

Steven P. Scoville (Grantor)

STATE OF Tennessee

COUNTY Davidson

On this the 25 day of Sept, 2017, before me personally appeared **Steven P. Scoville**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

TRACY DESIREY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

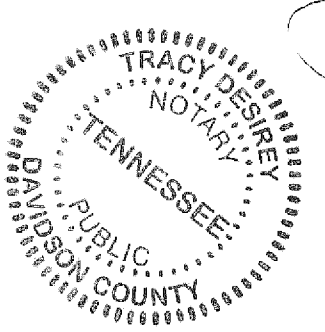
NOTARY PUBLIC
My Commission expires: 1-9-18

Brenda J. Scoville
(Grantor)

STATE OF Tennessee

COUNTY Davidson

On this the 25 day of Sept., 2017, before me personally appeared Brenda J. Scoville, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.



NOTARY PUBLIC
My Commission expires: 1-9-18

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

STATE OF TN

COUNTY OF Davidson

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,084,184.97, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 25 day of Sept., 2017.

TRACY DESIREY NOTARY TENNESSEE PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/8

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Map & Tax ID Number: 115 04 0 083.00

Send Tax Bills to Owner:
SunTrust Bank
25 Park Place Northeast
Atlanta, GA 30303

True Copy Certification

I, Michele A Kenyon, 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.

Signature

State of North Carolina

County of New Hanover

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

Notary's Signature

My Commission Expires: MAY 10 2022

Notary' Seal (if on paper)

ERIN MINSHEW NOTARY PUBLIC NEW HANOVER COUNTY, NC