DEED IN LIEU OF FORECLOSURE - LIEN NOT EXTINGUISHED OR MERGED

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Bill Garrett Davidson County
Batch# 55854 DEEDWARR
02/06/2018 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $242.76
20180206-0011929

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration, or value for this transfer, whichever is greater, is $65,609.86.

Affiant

Subscribed and sworn to before me this 30th day of January, 2018.

Notary Public
My commission expires: 8/5/19

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER
L.C. Anderson, Jr. Living Trust
408 Leake Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
SAME

MAP-PARCEL NO.
081-16-0-358.00

WARRANTY DEED

WHEREAS, **L.C. Anderson, Trustee of the L.C. Anderson, Jr. Living Trust dated December 29, 2003**, ("Grantee") is the owner and holder of a certain promissory note dated March 1, 2013, and recorded on March 6, 2013, from **James Walker**, ("Grantor") to the Grantee, **L.C. Anderson, Trustee of the L.C. Anderson, Jr. Living Trust dated December 29, 2003**, in the original principal amount of Sixty-four Thousand and NO/100 ($64,000.00) Dollars, which is secured by the deed of trust of record in **Instrument Number 20130306-0022511,** in the Register's Office of **Davidson** County, Tennessee;

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;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100ths ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Walker**, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **L.C. Anderson, Trustee of the L.C. Anderson, Jr. Living Trust dated December 29, 2003**, the Grantee, his heirs and assigns, a certain tract of land lying in Davidson County, Tennessee, described as follows:

TRACT I:
Land being located in Davidson County, Tennessee, being the westerly 14 feet of Lot No. 14 and the easterly 16 feet of Lot No. 15 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the Addition of the Town of McGavock, as of record in Book 21, page 41, said Register's Office.

Said Westerly part of Lot 14 and the easterly part of Lot No. 15 front together 30 feet on the northerly side of Jefferson Street and run back between parallel lines 150 feet to an alley.

TRACT II:
Land being located in Davidson County, Tennessee, being the easterly 36 feet of Lot No. 14 in McGavock, Wetmore and Other's Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, said Register's Office for said county.

Said part of Lot No. 14 fronts 36 feet on the northerly side of Jefferson Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Walker, from L C Anderson, Trustee of The L C Anderson Living Trust, by deed on March 1, 2013, of record in Instrument Number 20130306-0022510, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

IT IS THE EXPRESS INTENTION OF GRANTOR AND GRANTEE THAT THE LEGAL AND EQUITABLE INTERESTS AS DESCRIBED IN THE DEED OF TRUST OF RECORD IN INSTRUMENT NUMBER 20130306-0022511, SAID REGISTER'S OFFICE, NOT BE MERGED BY VIRTUE OF THIS DEED, AND THAT THE LIEN OF THE SAID DEED OF TRUST SHALL REMAIN IN FULL FORCE AND EFFECT AND NOT BE RELEASED HEREBY.

This is improved property known as **1218 Jefferson Street, Nashville, TN 37208.**

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its hefts, representatives, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind its heirs, representatives, successors, and assigns to warrant and forever defend the title to said land to said Grantee, its heirs, representatives, successors, and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS our hands this 30th day of January, 2018.

GRANTOR:

James Walker

GRANTEE:
L.C. Anderson, Jr. Living Trust dated December 29, 2003

BY: _____
L.C. Anderson, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of January, 2018, before me, the undersigned, personally appeared **James Walker,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/5/18

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of January, 2018, before me, the undersigned, personally appeared **L.C. Anderson,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/5/19

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021