Bill Garrett Davidson County
Batch# 62723 DEEDWARR
02/27/2018 11:40:37 AM 3 pgs
Fees: $18.00 Taxes: $638.25
20180227-0018328

This instrument was prepared by:
Keene W. Bartley
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P. O. Box 190676
Nashville, TN 37219-0676

GENERAL WARRANTY DEED IN LIEU Or FORECLOSURE

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Bill D. Williams	Same	131-3-210
659 Thompson Lane		
Nashville, TN 37204		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$ 172,500

The actual consideration or value, whichever is greater, for this transfer is ~~Ten~~ Dollars (~~$10.00~~) $172,500.00

Bill D. Williams

Sworn to and subscribed before me this the 8 day of February, 2018.

Notary Public

My Commission Expires: 11/5/18

LAURA FLORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2018

This indenture entered into this 8th day of February, 2018 by and between David Shayne Williams and Shana W. Alford, hereafter "Grantors", and Bill D. Williams, hereafter "Grantee", whose address is 659 Thompson Lane, Nashville, TN 37204.

WITNESSETH

Grantors, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration paid by Grantors, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold, and by these presents do bargain, grant and sell until Grantee, his successors and assigns forever, all that certain parcel of property located in Davidson County, Tennessee (hereinafter called the "Property"), more particularly described as follows:

Being Lot No. 8 on the Plan of Lone Oak Court as of record in Book 3300, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 76.28 feet on the northerly side of Castleman Court and runs back between lines 181.1 feet on the southeasterly side and 146 feet on the southwesterly side to a line in the rear, measuring 268 feet thereon.

Being the same property conveyed to Shana R. Alford and David Shayne Williams as tenants in common by Deed from Clifford S. Owens and wife, Rebecca Sue Owens, of record in Instrument No. 20010320-0026828 in the Register's Office for Davidson County, Tennessee. This transfer is subject to any and all existing restrictions, easements, right-of-ways, maintenance charges, zoning laws, ordinances, municipal and other governmental authorities, covenants, conditions, and restrictions, if any, applicable and enforceable against the Property in the Property of record in Davidson County, Tennessee, and taxes for the year 2017, 2018, and thereafter.

This Warranty Deed is being executed, delivered and accepted in lieu of foreclosure, and the same shall be interpreted and construed as a complete release of Grantors from all liability under a certain Promissory Note dated March 14, 2001 in the principal sum of One Hundred Seventy Two Thousand Five Hundred Dollars ($172,500.00) of record in Instrument No. 20010320-0026828 in the Register's Office for Davidson County, Tennessee. It is further agreed between the parties that this is an absolute conveyance to the Grantee of all right, title and interest in the Property, including specifically, but without limitation, any equitable or statutory rights or redemption of Grantors in the Property.

Notwithstanding the above release from all liability under the lien and security interest securing payment of said note, said note and the security interest thereof shall remain valid and in full force and effect unless and until release by Grantee, it being the intention of the parties that there shall be no merger of said lien with the title or other interest of Grantee by virtue of this conveyance, and that the parties provide that each such interest in the liens on the one hand and the title on the other hand shall remain at all times separate and distinct.

TO HAVE AND TO HOLD FOREVER, and the Grantors do covenant with Grantee, except as noted above, that Grantors are well-seized of the property, the Grantors have good right and title to convey, that the property was free from encumbrances, that Grantees shall have principal and quiet possession thereof, that Grantors do fully warrant the title and will defend same against lawful claims

of all persons whomsoever, and Grantors will make such further assurance to perfect the fee simple title in Grantee and its heirs and assigns as may be reasonably required.

In witness whereof, the Grantors have set their hands and seals the day and year first above-written.

David Shayne Williams

Shana W. Alford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laura Flory, a Notary Public for the said State and County aforesaid, personally appeared **David Shayne Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **David Shay Williams** executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 8 day of Feb, 2018.

Notary Public

My Commission Expires: 11/5/18

LAURA FLORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laura Flory, a Notary Public for the said State and County aforesaid, personally appeared **Shana W. Alford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **Shana W. Alford** executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 8 day of Feb, 2018.

Notary Public

My Commission Expires: 11/5/18

LAURA FLORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2018