



## *Blount County Register of Deeds*

Phyllis Lee Crisp

349 Court Street

Maryville, TN 37804-5906

Phone: (865) 273-5880 Facsimile (865) 273-5890

February 28, 2017

To: Randy Vineyard

From: Phyllis Lee Crisp

Re: Budget Transfer

I have a special request to transfer designated money from the DP Reserve (~~489900~~) to Data Processing Equipment (500709) to purchase new scanners. Each scanner cost \$896.84 each and I will need to purchase eight. Total amount to transfer will be \$7,174.72. Please submit this request to the Budget Committee for approval.

In 2011 the Register of Deeds Office purchased scanners that enable the office to scan documents as they are recorded. Daily use on said scanners has caused much wear and tear. Now said scanners are beginning to yield images with lines through them. It is my responsibility to produce quality images to be stored in my office. Attached you will find examples of documents that are showing results of a bad image.

Thanks in advance for your consideration.

Phyllis Lee Crisp

**Blount County Government  
Budget Amendment Request**

**FY 16-17**

Department: Register of Deeds

Account: 051600500

**Type of Amendment: (check one)**

- ☐ **Transfer** (no overall change to adopted budget)  
☐ **Decrease** (reducing adopted budget due to unforeseen effect on "revenue" or "expense")  
☒ **Increase** (raising adopted budget due to unforeseen effect on "revenue" or "expense")  
☐ **Adjustment** (correction to adopted budget due to "grant award" or "budgetary adjustment")

**\*\*\*IF an Increase or Decrease, a memo explaining the need or purpose MUST accompany amendment form\*\*\***

	Account Number	Description	Amount
TO	500709	Data Processing Equipment	7,174.72
TOTAL			7,174.72

	Account Number	Description	Amount
FROM	489900	Out of Reserve / Fund Balance	7,174.72
TOTAL			7,174.72

Explanation: Transferring out of Register of Deeds Reserve Fund to purchase eight Fujitsu Fi-7160 Document Scanners.

This fund is designated to be used for Data Processing equipment only. Do to age present scanners are causing lines through documents when scanned.

Phyllis Lee Crisp 2/27/17  
 Signature of Official/Department Head/Date

\_\_\_\_\_  
 Signature of County Mayor/Date

\*All requests requiring committee approval are due to Sr. Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.

Phyllis Lee Crisp, Register  
Blount County Tennessee  
Rec #: 507912  
Rec'd: 15.00 Instrument #: 787534  
State: 0.00  
Clerk: 0.00  
Other: 2.00 Recorded  
Total: 17.00 2/13/2017 at 11:00 AM  
in  
Record Book 2474 Pgs 2499-2501

This instrument was prepared by:  
Matthew C. Haralson, Attorney  
329 Cates Street  
Maryville, Tennessee 37801

Parcel Identification Number:  
TRACT ONE: 058C/C/007.00/C004  
TRACT TWO: 058C/C/007.00/C005

TAX LIABILITY:

R. Stephen Lewandowski, et al  
1721 Arrowhead Blvd.  
Maryville TN 37801

PROPERTY OWNER:

SAME

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this the 22 day of December, 2016, by and between STEPHEN LEWANDOWSKI, TRUSTEE OF THE NORMA J. LEWANDOWSKI TESTAMENTARY TRUST, of Blount County, Tennessee, Party of the First Part, and LINDA A. LEWANDOWSKI, KAREN M. PERLEONI, and R. STEPHEN LEWANDOWSKI, AS EQUAL UNDIVIDUED TENANTS IN COMMON, of Blount County, Tennessee, Parties of the Second Part.

WITNESSETH:

That for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, his interest in and to the following described real estate, to-wit:

SITUATED in District No. Nine (9) of Blount County, Tennessee, and being more particularly described as follows:

TRACT ONE:

BEING all of Unit No. 4 of Tanglewood Condominiums as shown of record in the Register's Office for Blount County, Tennessee, in Map File 902A, to which map specific reference is hereby made for a more particular description of said units.

THIS CONVEYANCE IS MADE SUBJECT to restrictions, conditions, limitations and easements as contained in instruments of record in the Register's Office for Blount County, Tennessee, in Book of Deeds Vol. 485, Page 10 and Map File 902A.

BEING the same property conveyed to Norma J. Lewandowski by deed dated the 12<sup>th</sup> of January, 2000 and of record in Warranty Deed Book 636, Page 233 in the Register's Office for Blount County, Tennessee.

TRACT TWO:

BEING all of Unit No. 5A in the Replat of Tanglewood Condominiums, as shown by Map of the same of record in Map File 902A in the Register's Office for Blount County, Tennessee, to which Map specific reference is hereby made for a more particular description thereof; said premises improved with dwelling.

THIS CONVEYANCE IS MADE SUBJECT to restrictions, easements, etc. of record in Map File 902A in the Register's Office for Blount County,

Tennessee.

BEING the same property conveyed to Norma Lewandowski by Deed dated the 27<sup>th</sup> of February, 1998 and of record in Warranty Deed Book 609, Page 116 in the Register's Office for Blount County, Tennessee.

Party of the First Part herein makes oath that Norma J. Lewandowski (being one and the same person as Norma Lewandowski) died on the 9<sup>th</sup> of May, 2009. Her Will is of record in Will Book GG, Page 770 in the Probate Court Clerk's Office for Monroe County, Tennessee. Said Will bequeathed the above described tracts to a Testamentary Trust, appointing Party of the First Part herein as Trustee, and directing that upon the death of her surviving spouse, Roger G. Lewandowski, the Trust would then terminate and distribute to Parties of the Second Part in equal shares. Party of the First Part further makes oath that Roger G. Lewandowski died on the 27<sup>th</sup> day of June, 2015, and his estate was probated in the Probate Court for Blount County, Tennessee. Accordingly, Party of the First Part makes this transfer pursuant to the express terms of Norma J. Lewandowski's Testamentary Trust, and in the normal course of terminating same.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR. THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set his signature on this the day and date first above written.

*Stephen Lewandowski*

STEPHEN LEWANDOWSKI, TRUSTEE OF  
THE NORMA J. LEWANDOWSKI  
TESTAMENTARY TRUST

STATE OF TENNESSEE )  
COUNTY OF BLOUNT )

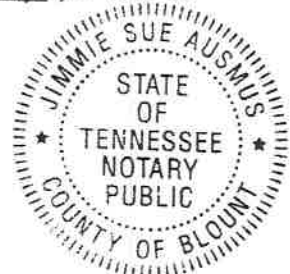
Personally appeared before me, a Notary Public in and for said County, the within named bargainor, STEPHEN LEWANDOWSKI, TRUSTEE OF THE NORMA J. LEWANDOWSKI TESTAMENTARY TRUST, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and that as Trustee, he had the authority to make said transfer.

WITNESS my hand and official seal at office this 23<sup>rd</sup> day of December, 2016.

My Commission Expires:

6/26/2019

*Jimmie Sue Ausmus*  
Notary Public



STATE OF TENNESSEE )  
COUNTY OF BLOUNT )

I hereby swear or affirm that the actual consideration for this transfer is  
\$ - 0 -.

Steph Lenth  
AFFIANT

Subscribed and sworn to before me  
this 22<sup>nd</sup> day of December, 2016.

My Commission Expires:

6/26/2019

Jimmie Sue Ausmus  
Notary Public



OWNER/RESPONSIBLE TAXPAYER:  
Vista View Properties, LLC  
3225 McLeod Dr., Ste 100  
Las Vegas, NV 89121

THIS INSTRUMENT PREPARED BY:  
Tennessee Valley Title Insurance Co.  
800 S. Gay Street, Suite 1700  
Knoxville, Tennessee 37929  
File No. 162224/glo

CLT No. 017-061

### WARRANTY DEED

THIS INDENTURE made as of the 8<sup>th</sup> day of February, 2017, between ONIBE IVENS LOGAN, (aka Onibe I. Logan), unmarried widow of Byrl C. Logan, deceased, by and through her duly appointed Attorney-in-Fact, John L. McCord, First Party, and Vista View Properties, LLC, a Tennessee limited liability company, Second Party.

### WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to her in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and do by these presents grant, bargain, sell and convey unto Second Party the real property described as follows:

SITUATED in District Eleven (11) of Blount County, Tennessee, within the city limits of Louisville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the northwest right of way line of Vista Road, located 810.00 feet, more or less, in a southeasterly direction from the point of intersection of the west right of way line of Alcoa Highway (U.S. Hwy. 129) and the north right of way line of Vista Road, said iron pin being corner to property of Wanda Jane Reno Melton (Record Book 2433, page 2237; the point of beginning; thence from said point of beginning and with the north right of way line of Vista Road, along a curve to the right, having a radius of 680.15 feet, an arc distance of 440.09 feet and a chord call and distance of South 54 deg. 32 min. 21 sec. West, 432.45 feet to an iron pin corner to property now or formerly owned by Robert and Danielle Buck (Record Book 2305, page 2354); thence with line of property of Buck, North 48 deg. 39 min. 07 sec. West, 490.68 feet to an iron pipe corner to Lot 232, Mimosa Estates Subdivision (Map File 331B); thence with the line of

Phyllis Lee Crisp, Register	
Blount County Tennessee	
Rec #: 507715	Instrument #: 787286
Rec'd: 20.00	
State: 1126.65	
Clerk: 1.00	Recorded
Other: 2.00	2/9/2017 at 10:05 AM
Total: 1149.65	in
Record Book 2474 Pgs 1806-1809	

T:jhunt/War Deed/162224

Lots 232, 231 and 230, North 42 deg. 58 min. 13 sec. East, 371.17 feet to an iron pipe corner to property of Wanda Jane Reno Melton; thence with the line of

Melton, six (6) calls and distances as follows: South 53 deg. 35 min. 26 sec. East, 281.00 feet to an iron pin; South 36 deg. 24 min. 34 sec. West, 18.00 feet to an iron pin; South 53 deg. 35 min. 26 sec. East, 38.00 feet to an iron pin; North 36 deg. 24 min. 34 sec. East, 18.00 feet to an iron pin; South 53 deg. 35 min. 26 sec. East, 257.01 feet to an iron pin; South 53 deg. 35 min. 26 sec. East, 5.00 feet to an iron pin, the point and place of BEGINNING, containing 5.05 acres, more or less, according to the survey of Roane Land Surveying, P.O. Box 663, Rockwood, TN 37854, dated November 17, 2016, and bearing Project No. 16-054.

BEING the same property conveyed to Byrl C. Logan and wife, Onibe I. Logan, by Warranty Deed from Fred W. Randles and wife, Jane W. Randles, recorded on November 3, 1987, in Deed Book 490, page 740, in the Register's Office for Blount County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Blount County Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Party, its successors and assigns forever.

AND said First Party, for herself and her heirs, devisees, personal representatives, successors and assigns, does hereby covenant with said Second Party, its successors and assigns, that she is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth herein and taxes for the year 2017, which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

T:jhunt/War Deed/162224

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument as of the day and year first above written.

Onibe Ivens Logan  
Onibe Ivens Logan, aka Onibe I. Logan,<sup>1</sup>  
by her duly appointed Attorney-in-Fact,  
John L. McCord, pursuant to Durable Power  
of Attorney recorded in Record Book 2439,  
page 933

John L. McCord  
John L. McCord, Attorney-in-Fact for Onibe  
Ivens Logan

STATE OF TENNESSEE )  
COUNTY OF Knox )

On this 8th day of February, 2017, before me personally appeared JOHN L. McCORD, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of ONIBE IVENS LOGAN (aka Onibe I. Logan), and acknowledged that she executed the same as the free act and deed of said ONIBE IVENS LOGAN, (aka Onibe I. Logan).

Witness my hand and official seal at office in Knox County.

My Commission Expires:  
4-24-2017

Suzette Byrd  
Notary Public



T:jhunt/War Deed/162224



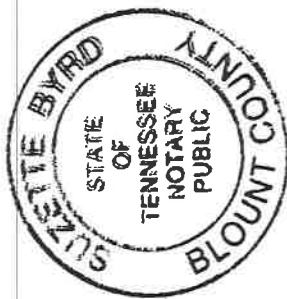
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ 304,500.00.

< [Signature]  
Affiant

Subscribed and sworn to before me this 0<sup>th</sup> day of February, 2017.

My Commission Expires:  
4-24-2017

[Signature]  
Notary Public



T:jhunt/War Deed/162224

Phyllis Lee Crisp, Register  
Blount County Tennessee  
Rec #: 507793  
Rec'd: 10.00 Instrument #: 787380  
State: 0.00  
Clerk: 0.00 Recorded  
Other: 2.00 2/10/2017 at 11:20 AM  
Total: 12.00 in  
Record Book 2474 Pgs 2097-2097

RETURN TO & PREPARED BY:  
M. E. Wileman  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100  
Southlake, TX 76092

### RELEASE OF DEED OF TRUST

THAT, the undersigned, the legal and equitable owner and holder of that certain promissory note in the original principal amount of One Hundred Sixty-One Thousand Five Hundred Thirty-Seven and Zero Cents \$ 161,537.00 , executed by **CLAUDE L ABBOTT AND TENA K ABBOTT, HUSBAND AND WIFE**, payable to the order of JPMORGAN CHASE BANK, N.A., Dated: 6/25/2013 and recorded on 8/19/2013 in the official record as Book 2368 Page 1148, in the register's office of Blount County, Tennessee, Official records of said note being secured by said mortgage, states that the note has been paid in full, and it has released and discharged, and by these presents does release and discharge, the above described property from all liens held by the undersigned securing said indebtedness. Property Address: 1616 AUTUMN BROOK DR, MARYVILLE, TN 37801  
Executed on January 30, 2017.

CARRINGTON MORTGAGE SERVICES, LLC by Orion Financial Group, Inc.  
as its attorney in fact


BY:

  
Melanie A. Arndt, Vice President



State of Texas County of Tarrant

This instrument was acknowledged before me on January 30, 2017, by Melanie A. Arndt, Vice President, off/for by Orion Financial Group, Inc. as its attorney in fact CARRINGTON MORTGAGE SERVICES, LLC , on behalf of said corporation/trust.

  
Notary Public, C. Lafferty  
My commission expires: November 30, 2018



TN Blount

4000274594  
CARRINGTON/RELEASE

RECORDATION REQUESTED BY:  
UNITED COMMUNITY BANK  
MARYVILLE  
1708 W BROADWAY AVENUE  
MARYVILLE, TN 37801

WHEN RECORDED MAIL TO:  
UNITED COMMUNITY BANK  
PO BOX 249  
BLAIRSVILLE, GA 30514

SEND TAX NOTICES TO:  
JASON C ADAMS  
BRANDI ADAMS  
903 S DOGWOOD DR  
MARYVILLE, TN 37804

OWNER:

JASON C ADAMS  
BRANDI ADAMS  
903 S DOGWOOD DR  
MARYVILLE, TN 37804

Phyllis Lee Crisp, Register  
Blount County Tennessee

Rec #: 507796  
Rec'd: 15.00 Instrument #: 787383  
State: 0.00  
Clerk: 0.00 Recorded  
Other: 2.00 2/10/2017 at 11:20 AM  
Total: 17.00 in  
Record Book 2474 Pgs 2101-2103

FOR RECORDER'S USE ONLY

This Modification of Deed of Trust prepared by:

Name: UNITED COMMUNITY BANK  
Company: UNITED COMMUNITY BANK  
Address: 1708 W BROADWAY AVENUE  
City, State, ZIP: MARYVILLE, TN 37801

9300000579 MODIFICATION OF DEED OF TRUST



\*000000000000##8967073511152016\*

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS \$0.00

THIS MODIFICATION OF DEED OF TRUST dated November 15, 2016, is made and executed between JASON C ADAMS and BRANDI ADAMS, whose address is 903 S DOGWOOD DR, MARYVILLE, TN 37804; HUSBAND AND WIFE ("Grantor") and UNITED COMMUNITY BANK, whose address is MARYVILLE, 1708 W BROADWAY AVENUE, MARYVILLE, TN 37801 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated May 16, 2013 (the "Deed of Trust") which has been recorded in BLOUNT County, State of Tennessee, as follows:

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS \$0. INDEBTEDNESS TAX HAS PREVIOUSLY BEEN PAID PURSUANT TO A DEED OF TRUST OF RECORD AT BOOK ~~2033~~ PAGE 2196-2199 REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE. 2359.4ms

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in BLOUNT County, State of Tennessee:

See SCHEDULE A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 903 S DOGWOOD DR, MARYVILLE, TN 37804.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

EXTENDING MATURITY DATE TO NOVEMBER 15, 2019.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

NO NOVATION. This agreement shall not constitute a novation of the note, any security instrument, or any other loan documents.

GRANTOR'S REPRESENTATION AND WAIVER. Grantor represents and warrants that there is no default under the terms of the note, or the other loan documents (the "Loan Documents") evidencing the existing indebtedness secured by the Security Deed, and that Grantor knows of no event that has occurred which, but for the passage of time or the giving of notice, would constitute as event of default under the terms of the Loan Documents. Grantor waives and releases Lender from any and all claims which Grantor may have against Lender, its agents and assigns, with respect to the Loan Documents and the Security Deed, whether such claims are known or unknown, or arise under contract or in tort.

DUE ON SALE CLAUSE. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Security Instrument upon the sale or transfer, without Lender's prior written consent, of all or any part of the Property, or any interest in the Property. A "sale or transfer" means the conveyance of Property or any right, title or interest in the Property, whether legal,