BILL GARRETT, Davidson County
Trans:T20130083268 DEEDWARR
Recvd: 09/26/13 11:53 2 pgs
Fees:13.00 Taxes:370.00
20130926-0101166

DEED IN LIEU OF FORECLOSURE

THIS INSTRUMENT PREPARED BY AND
UPON RECORDING RETURN TO:

Warner Jones, Esq.
Emerge Law PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me on September 20, 2013.

Notary Public
My Commission Expires: 7-6-15

Address of New Owners:
Rodney French and Kelly French
229 Pelham Drive
Brentwood, Tennessee 37027

Send Tax Bills to:
Rodney French and Kelly French
229 Pelham Drive
Brentwood, Tennessee 37027

For valuable consideration, the receipt and sufficiency of which are acknowledged, Barry S. Threet and wife, Erin A. Threet ("Grantors") hereby grant to Rodney French and wife, Kelly French ("Grantees"), Grantees' successors and assigns, all of Grantors' rights, title and interest in and to certain land and improvements thereon in Davidson County, Tennessee (the "Property"), described as follows:

Land in Davidson County, Tennessee, being Unit No. 267, Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on the plat of record in Plat Book 4660, Page 159, and as shown on amendment to the restrictions of record in Instrument No. 20050222-0018814, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Marquis Homes, LLC, A Tennessee Limited Liability Company, by deed from Vastland Nashboro Development, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20060621-0074045 (June 21, 2006) and 20071210-0142149 (December 10, 2007), said Register's Office and further conveyed to Barry Threet and Erin Threet, husband and wife, by deed from LPP Mortgage, LTD, a Texas Limited Partnership, dated October 12, 2012, of record in Instrument No. 20121108-0103063, Register's Office for Davidson County, Tennessee and Deed of Correction of record in Instrument No. 20130104-0001502 dated January 3, 2013.

The Property is also known as 2716 Nashboro Boulevard, Nashville, Tennessee 37217.

This conveyance of Grantors' interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This Deed was prepared based upon information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. This deed is an absolute conveyance, Grantors having sold the Property to Grantees for a fair and reasonable price.

Grantors declare that this conveyance is free and fairly made pursuant to that certain *Deed In Lieu of Foreclosure Agreement* executed contemporaneously herewith.

GRANTORS:

Barry Threet

Barry S. Threet

Erin Threet

Erin A. Threet

STATE OF TENNESSEE)
)
COUNTY OF CUMBERLAND)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **Barry S. Threet and Erin A. Threet**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, on this the 20 day of September, 2013.

Diana Viloria

Notary Public

My Commission Expires: Jan 3, 2017

DIANA VILORIA
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

Map & Parcel # 135 12 0E 267.00