BILL GARRETT, Davidson County
Trans:T20150086271 DEEDWARR
Recvd: 10/09/15 11:13 3 pgs
Fees:18.00 Taxes:1326.53
20151009-0103140

The Instrument Prepared by:
Rusty Moore, Attorney at Law
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

This document was based upon information provided by the parties. No title search was requested or performed.

DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNER
Emily Huang Tetz & Kevin Alan Tetz
4081 South Suntree Way
Boise, ID 83706

SEND TAX BILLS TO:
New Owner

MAP PARCEL
Map 160-16-OB
Parcel 48.00CO

THIS INDENTURE, made this 5th day of October, 2015, between Andrew J. Goff and wife, Abigail F. Goff (hereinafter called "Grantors") and Emily Huang Tetz and husband, Kevin Alan Tetz (hereinafter called "Grantee"), whose address is 4081 South Suntree Way, Boise, ID 83706.

WITNESSETH

Grantors, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration paid to Grantors, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain and sell unto Grantee and its successors and assigns forever all that certain parcel of land located in Davidson County, Tennessee (hereinafter called the "Property"), **more particularly described in Exhibit A to this Warranty Deed**.

Subject to any and all valid and subsisting restrictions, easements, rights of way, mineral and royalty reservations, maintenance charges, zoning laws, ordinances of municipal and other governmental authorities, covenants and conditions, if any, applicable to and enforceable against the property and property of record in Davidson County, Tennessee, and taxes for the year 2015 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 the Grantors from all liability under the Note dated December 17, 2010, in the original principal amount of Three Hundred Eighty Thousand and No/100 ($380,000.00) secured by a Deed of Trust of even date filed for record on January 4, 2011, and recorded in Instrument No. 20110104-0001074 in the Register's Office of Davidson County, Tennessee, which Note and Deed of Trust were given by Grantors to Grantee. It is further agreed between the parties that this is an absolute conveyance to Grantee of all right, title and interest in the property including specifically, but without limitation, any equity or rights of redemption of Grantors in the property.

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

TO HAVE AND TO HOLD FOREVER and Grantors do covenant with Grantee, except as noted above, that Grantors are well seized of the property, that Grantors had good right and title to convey, that the property was free from encumbrances, that Grantee 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 GRANTOR has hereunder set their hands this 5th day of October, 2015.

Andrew J. Goff

Abigail F. Goff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew J. Goff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this the 5 day of OCTOBER, 2015.

NOTARY PUBLIC

My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Abigail F. Goff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this the 5 day of OCTOBER, 2015.

NOTARY PUBLIC

My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ ~~XX~~ ~~XXXXXXXX~~ $358,521.36

Affiant

Subscribed and sworn to before me, this the 5 day of OCTOBER, 2015.

NOTARY PUBLIC

My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

EXHIBIT A

Land in Davidson County, TN, being Lot 51, on the Plan of Revision One, Section One, Brentwood Chase, of record in Plat Book 9700, pages 936-941, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Andrew J. Goff and wife, Abigail F. Goff by deed from Emily Huang Tetz and husband, Kevin Alan Tetz of record in Instrument No. 20110104-0001073, Register's Office for Davidson County, Tennessee.