This Instrument Prepared By: Mark B. Leedom, Esq.
7065 Moores Lane Suite 100
Brentwood, TN 37027

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20150105201 DEEDWARR
Recvd: 12/14/15 11:00 2 pgs
Fees:13.00 Taxes:155.40
20151214-0125274

DEED IN LIEU OF FORECLOSURE

This Deed in Lieu of foreclosure, made and entered into this 11th day of October, 2015, between:

CHRISTOPHER POLK, Grantor,

and

JAMES O. GOBER, TRUSTEE OF THE GOBER FAMILY TRUST, Grantee,

WITNESSETH: That Grantor, for an in consideration of the sum of ONE AAND NO/100 DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by the Grantee, have granted, bargained, sold, conveyed and do hereby grant, bargain, sell and convey unto the Grantee the following described premises situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot 27, George Shields 2nd Addition to North Nashville, as shown on plat of record in Book 57, Page 146, Register's Office of said County, to which reference is hereby made for a more particular description.
>
> Being the same property conveyed to Christopher Polk by Special Warranty Deed from Fannie Mae aka Federal National Mortgage Association dated 4/8/09 of record in Instrument No. 200905180045503, Register's Office of Davidson County, Tennessee. Grantor herein makes oath that the within described property is neither his principal residence, nor the principal residence of his spouse and/or dependents.

This conveyance is made subject to all applicable easements, restrictions, conditions, plat(s) of record, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1715 St. Louis Street, Nashville, TN 37208, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to dower and homestead therein.

To have and to hold said premises to the said Grantee, its heirs and assigns forever.

This deed is made by Grantor in lieu of foreclosure by Grantee on that Deed of Trust dated May 5, 2009, entered into by and between Christopher Polk and James O. Gober and Susan Johnson Gober of record in Instrument No. 200905180045504, as assigned to James O. Gober, Trustee of The Gober Family Trust, of record in Instrument No. 201012130098952, Register's Office of Davidson County, Tennessee. To the extent that there is, or may arise, any claim with respect to the premises in favor of any third party, the parties hereby agree that this deed SHALL NOT OPERATE AS A MERGER OF TITLE or discharge the Deed of Trust, and to that extent, Grantee shall retain all rights, titles, interests and remedies available to it under said Deed of Trust.

And said Grantor, for themselves and for their heirs, executors and administrators do hereby covenant with Grantee, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes

for 2013, 2014, and 2015, the payment of which shall be negotiated by the parties hereto, and that they shall forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the said Grantor hereunder has set his and hand seal on the day and year first above written.

CHRISTOPHER POLK, GRANTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Christopher Polk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Brentwood, Tennessee, this 16th day of October, 2015.

My commission expires: 9/11/17

NOTARY PUBLIC

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $42,000.00

Affiant

Subscribed and sworn to before me this 16th day of October, 2015.

My commission expires:

NOTARY PUBLIC

Owner :
PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James O. Gober, Trustee of The Gober Family Trust
310 SW 2nd Avenue
Newport, Oregon 97365
Box 1106

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TAX MAP/PARCEL: 08107018700