DEED IN LIEU OF FORECLOSURE - LIEN NOT EXTINGUISHED OR MERGED

THIS INSTRUMENT PREPARED BY:
Ramon A. Cue, Esq.
3200 West End Avenue
Nashville, TN 37203

Karen Y Johnson Davidson County
Batch# 182405 **DEEDWARR**
01/10/2019 11:35:51 AM 3 pgs
Fees: $18.00 Taxes: $526.40
20190110-0002740

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration, or value for this transfer, whichever is greater, is **$142,269.60**.

Affiant

Subscribed and sworn to before me this 28th day of December 2018.

Notary Public
My commission expires: 10/16/2020

ADDRESS NEW OWNER	*SEND TAX BILLS TO:*	*MAP-PARCEL NO.*
William R. Schmitz N95W26740 County Road Q Colgate WI, 53017	SAME	023-00-0-133.00

WARRANTY DEED

WHEREAS, William R. Schmitz, ("Grantee") is the owner and holder of a certain from promissory note dated March 23, 2013, from **Gene Hoskins, Jr.**, ("Grantor") to the Grantee, **William R. Schmitz**, in the original principal amount of One hundred Twenty Eight Thousand Five Hundred and NO/100 ($128,500.00) Dollars, which is secured by the deed of trust of record in Instrument Number **20130325-0028876**, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100ths ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gene Hoskins, Jr.**, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **William R. Schmitz**, the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in the 22nd Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated August 10, 1983, as follows:

Beginning at an iron stake (old) in the westerly margin of Lickton Pike, a corner to Fred Woodard, and being the margin of said Pike, South 21 degrees 44 minutes West 250.00 feet to an iron pin (new) in the margin of said Pike; thence leaving said Pike North 69 degrees 30 minutes West 1859.60 feet to am iron pin (new) in as sassafras tree; thence North 8 degrees 01 minute East 93.13 feet to a small maple tree; thence North 9 degrees 40 minutes East 161.91 feet to an iron stake (old), corner to said Woodard; thence with the line of said Woodard, South 69 degrees 30 minutes East 1915.57 feet to the beginning.

Being the same property conveyed to Gene Hoskins, Jr. by deed from William R. Schmitz, on March 22, 2013, of record in Instrument Number 20130325-0028875, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.

IT IS THE EXPRESS INTENTION OF GRANTOR AND GRANTEE THAT THE LEGAL AND EQUITABLE INTERESTS AS DESCRIBED IN THE DEED OF TRUST OF RECORD IN INSTRUMENT NUMBER 20130325-0028876, SAID REGISTER'S OFFICE, NOT BE MERGED BY VIRTUE OF THIS DEED, AND THAT THE LIEN OF THE SAID DEED OF TRUST SHALL REMAIN IN FULL FORCE AND EFFECT AND NOT BE RELEASED HEREBY.

This is improved property known as 5428 Lickton Pike, Goodlettsville, Tennessee 37072

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his/her/its hefts, representatives, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind him/her/itself, his/her/its heirs, representatives, successors, and assigns to warrant and forever defend the title to said land to said Grantee, his/her/its heirs, representatives, successors, and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS our hands this 4th day of April, 2018.

GRANTOR:

Gene Hoskins, Jr.

GRANTEE:

William R. Schmitz

STATE OF TENNESSEE

COUNTY OF Robertson

On this 7th day of April, 2018, before me, the undersigned, personally appeared **Gene Hoskins, Jr.**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Juliana Botello

NOTARY PUBLIC

JULIANA BOTELLO
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 12-05-2020

STATE OF WISCONSIN

COUNTY OF WAUKESHA

On this 28th day of DECEMBER, 2018, before me, the undersigned, personally appeared **William R. Schmitz**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 10/16/2020