RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Linnie P. Forgy and Robert N. Forgy

GRANTEE(s)
Aubrey L. Hiam

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 04/26/06 09:28 2 pgs
Fees:13.00 Taxes:374.44
20060426-0047534

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 29, 1998 and recorded October 19, 1998, at Book 11159, Page 751 in the Register's Office of Davidson County, Tennessee, Linnie P. Forgy and Robert N. Forgy conveyed to Mary Frances Rudy of Davidson County, Tennessee, as Trustee for Churchill Mortgage Corporation, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **CRYSTANNA DUFFY** as Co-Trustee by instrument of record recorded on March 31, 2006 as Instrument No. 200603310036411 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on April 5, 2006 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Aubrey L. Hiam, at and for the sum of $101,200.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Aubrey L. Hiam of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Aubrey L. Hiam, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Parcel Number 3, Unit Number TH-A-3 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee. The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Green Hills Terrace, of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee. Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.
>
> Commonly known as: 1900 Richard Jones Road, Apt. X3, Nashville, Tennessee 37215.
>
> Tax Parcel No.: 117-15-O-A-003.00 CO

TO HAVE AND TO HOLD the said real property above described, together with the privileges and

appurtenances and hereditaments thereunto belonging or in any way appertaining unto Aubrey L. Hiam, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 20th day of April, 2016.

Crystanna Duffy, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Crystanna Duffy, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 20th day of April, 2016.

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347
EXPIRES: April 5, 2016
Pulaski County

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $$101,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aubrey L. Hiam

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aubrey L. Hiam
301 Fairbanks Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 101,200.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April 20 16

Deputy Register