RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
John Richard Conditt and Judith Ann Conditt

GRANTEE(s)
Aaron Kelley and Miranda Kelley

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

BILL GARRETT, Davidson County
Trans:T20120011948 DEEDTRS
Recvd: 02/17/12 10:51 3 pgs
Fees:18.00 Taxes:338.55
20120217-0014077

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 2, 2004 and recorded April 7, 2004, as Instrument No. 20040407-0039543 in the Register's Office of Davidson County, Tennessee, John Richard Conditt and Judith Ann Conditt a/k/a Judith Jacobs Conditt conveyed to Bicentennial Title & Escrow, as Trustee for First Horizon Home Loan 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 Wells Fargo Bank, NA dba Americas Servicing Company has appointed **SHELLIE WALLACE** as Successor Trustee and **DEANNA DORROUGH** as Co-Trustee by instrument of record recorded on January 17, 2012 as Instrument No. 20120117-0004572 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 Wells Fargo Bank, NA dba Americas Servicing Company 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 identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on July 1, 2011 and was advertised a total of three times, prior to actual sale date. A Notice of Right to Foreclose was mailed to the borrower(s) on November 15, 2010 pursuant to Tennessee Code Annotated 35-5-117; and August 3, 2011; and on said date the sale was announced to be postponed to August 31, 2011; and on said date the sale was announced to be postponed to September 28, 2011; and on said date the sale announced to be postponed to October 26, 2011; and on said date the sale was announced to be postponed to November 23, 2011; and on said date the sale was announced to be postponed to January 4, 2012; and on said date the sale was announced to be postponed to February 1, 2012; and

WHEREAS, pursuant to said advertisement and notice, on February 1, 2012 at the Bridgestone Arena 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 Aaron Kelley and Miranda Kelley, at and for the sum of $91,500.00, 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 Aaron Kelley and Miranda Kelley 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 Aaron Kelley and Miranda Kelley, 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 Unit No. K-8, on the plan of Hobbs House Apartments, of record in Plat Book 4395, Page 74, as amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to John Richard Conditt and Judith Ann Conditt by Warranty Deed recorded March 31, 1999 , at Book 11409, Page 823, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 2116 Hobbs Road K-8, Nashville, Tennessee 37215.
>
> Tax Parcel No.: 131 020A 069.00

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

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 Aaron Kelley and Miranda Kelley, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 10 day of February, 2015.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Partner
Wilson & Associates, PLLC
TN Bar #026039

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 10 day of February, 2015.

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

_____
Notary Public

My Commission Expires: 4-19-2021

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 $$91,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Aaron Kelley

_____
Miranda Kelley

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Aaron Kelley, Miranda Kelley 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 Nashville TN this 16th day of Feb, 2012.

_____
Notary Public

My Commission Expires: 5/20/2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aaron Kelley and Miranda Kelley
1113 Haverhill Dr.
Brentwood, TN 37027



My Commission Expires MAY 20, 2014