BILL GARRETT, Davidson County
Trans:T20120039543 DEEDTRS
Recvd: 05/30/12 15:00 7 pgs
Fees:38.00 Taxes:906.50
20120530-0046800

This instrument prepared by:
Prochaska Thompson Quinn
& Ferraro, P.C.(THH)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Lakeland West Capital II, LLC 5002 Lakeland Circle, B Waco, TX 76710	Lakeland West Capital II, LLC 5002 Lakeland Circle, B Waco, TX 76710	065-13-0A-001.00-CO 065-13-0A-002.00-CO 065-13-0A-003.00-CO 065-13-0A-004.00-CO 065-13-0A-006.00-CO 065-13-0A-007.00-CO 065-13-0A-008.00-CO 065-13-0A-014.00-CO

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of May 9, 2012, by and between Todd H. Hancock, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Lakeland West Capital II, LLC.

WHEREAS by Deed of Trust dated September 3, 2004, of record at Instrument No. 20040909-0108930, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtors Scotts Hollow, LLC and Harold D. Feener III conveyed to Linda Hood, as Trustee, the hereinafter described real estate, to secure payment to The Bank of Nashville of a promissory note dated September 3, 2004 (the "Note"); and

WHEREAS, the lawful holder of the Note, Lakeland West Capital II, LLC, successor in interest to The Bank of Nashville, appointed Todd H. Hancock to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20120405-0029241, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder

of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in *The City Paper* that the property would be sold at 11:00 a.m. on Tuesday, May 29, 2012, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on May 7, 14 and 21, 2012, and sent a copy of such notice to Debtors and following such notice the default was not cured; and

WHEREAS, the real property described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1) and/or is subject to the right of this state to redeem the real property as provided for in T.C.A. § 67-1-1433(c)(1); and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to Lakeland West Capital II, LLC at the price of $245,000.00, this being the highest, last and best bid;

NOW, THEREFORE, I, Todd H. Hancock, Successor Trustee as aforesaid, in consideration of the premises and the sum of $245,000.00, credited by against the Note, by these presents do transfer to Lakeland West Capital II, LLC, its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

> Being Unit **1-A** on the Plan of Scotts Hollow Condominiums, Phase I, Section II, as of record in Plat Book 8250, Page 241, and further referenced by Master Deed of record in Instrument No. 20030829-0125456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Scotts Hollow, L.L.C. by Warranty Deed dated August 26, 2003 from Charles V. Duncan and Lineberry Properties, Inc. of record in Instrument No. 20030829-0125455, Register's Office for Davidson County, Tennessee.

Street Address of the Property is believed to be known as: 4961 Lebanon Pike, Old Hickory, TN 37138

Parcel Id: 065-13-0A-001.00-CO

Being Unit **1-B** on the Plan of Scotts Hollow Condominiums, Phase I, Section II, as of record in Plat Book 8250, Page 241, and further referenced by Master Deed of record in Instrument No. 20030829-0125456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Harold D. Feener III by Warranty Deed dated August 29, 2003 from Scotts Hollow, L.L.C. by Warranty Deed of record in Instrument No. 20030911-0133382 and rerecorded in Instrument No. 20031215-0178800, and rerecorded in Instrument No. 20040513-0056341, and rerecorded in Instrument No. 20040909-0108905, Register's Office for Davidson County, Tennessee. Being further conveyed to COPÉ, LLC, by Quitclaim Deed from Harold D. Feener III, of record as Instrument No. 20090203-0009046 dated February 3, 2009, said Register's Office. Being further conveyed to Scotts Hollow, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from COPÉ, LLC, a Tennessee Limited Liability Company of record as Instrument No. 2011-0204-0010300, dated January 25, 2011, said Register's Office.

Street Address of the Property is believed to be known as: 4963 Lebanon Pike, Old Hickory, TN 37138

Parcel Id: 065-13-0A-002.00-CO

Being Unit **1-C** on the Plan of Scotts Hollow Condominiums, Phase I, Section II, as of record in Plat Book 8250, Page 241, and further referenced by Master Deed of record in Instrument No. 20030829-0125456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Harold D. Feener III by Warranty Deed dated August 29, 2003 from Scotts Hollow, L.L.C. by Warranty Deed of record in Instrument No. 20030911-0133382 and rerecorded in Instrument No. 20031215-0178800, and rerecorded in Instrument No. 20040513-0056341, and rerecorded in Instrument No. 20040909-0108905, Register's Office for Davidson County, Tennessee. Being further conveyed to COPÉ, LLC, by Quitclaim Deed from Harold D. Feener III, of record as Instrument No. 20090203-0009046 dated February 3, 2009, said Register's Office. Being further conveyed to Scotts Hollow, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from COPÉ, LLC, a Tennessee Limited Liability Company of record as Instrument No. 2011-0204-0010300, dated January 25, 2011, said Register's Office.

Street Address of the Property is believed to be known as: 4965 Lebanon Pike, Old Hickory, TN 37138

Parcel Id: 065-13-0A-003.00-CO

Being Unit **1-D** on the Plan of Scotts Hollow Condominiums, Phase I, Section II, as of record in Plat Book 8250, Page 241, and further referenced by Master Deed of record in Instrument No. 20030829-0125456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Harold D. Feener III by Warranty Deed dated August 29, 2003 from Scotts Hollow, L.L.C. by Warranty Deed of record in Instrument No. 20030911-0133320 and rerecorded in Instrument No. 20031215-0178798, Register's Office for Davidson County, Tennessee.

Street Address of the Property is believed to be known as: 4969 Lebanon Pike, Old Hickory, TN 37138

Parcel Id: 065-13-0A-004.00-CO

Being Unit **1-F** on the Plan of Scotts Hollow Condominiums, Phase I, Section II, as of record in Plat Book 8250, Page 241, and further referenced by Master Deed of record in Instrument No. 20030829-0125456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Scotts Hollow, L.L.C. by Warranty Deed dated August 26, 2003 from Charles V. Duncan and Lineberry Properties, Inc. of record in Instrument No. 20030829-0125455, Register's Office for Davidson County, Tennessee.

Street Address of the Property is believed to be known as: 4973 Lebanon Pike, Old Hickory, TN 37138

Parcel Id: 065-13-0A-006.00-CO

Being Unit **1-G** on the Plan of Scotts Hollow Condominiums, Phase I, Section II, as of record in Plat Book 8250, Page 241, and further referenced by Master Deed of record in Instrument No. 20030829-0125456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Scotts Hollow, L.L.C. by Warranty Deed dated August 26, 2003 from Charles V. Duncan and Lineberry Properties, Inc. of record in Instrument No. 20030829-0125455, Register's Office for Davidson County, Tennessee.

Street Address of the Property is believed to be known as: 4975 Lebanon Pike, Old Hickory, TN 37138

Parcel Id: 065-13-0A-007.00-CO

Being Unit **1-H** on the Plan of Scotts Hollow Condominiums, Phase I, Section II, as of record in Plat Book 8250, Page 241, and further referenced by Master Deed of record in Instrument No. 20030829-0125456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Harold D. Feener III by Warranty Deed dated August 29, 2003 from Scotts Hollow, L.L.C. by Warranty Deed of record in Instrument No. 20030911-0133368 and rerecorded in Instrument No. 20031215-0178797, Register's Office for Davidson County, Tennessee. Being further conveyed to Scotts Hollow, LLC by Quitclaim Deed from Harold D. Feener, III, of record as Instrument No. 20091112-0104091, and corrected by Scrivener's Affidavit of record as Instrument No. 20091201-0109561, dated February 3, 2009, said Register's Office.

Street Address of the Property is believed to be known as: 4977 Lebanon Pike, Old Hickory, TN 37138

Parcel Id: 065-13-0A-008.00-CO

Being Unit **2-F** on the Plan of Scotts Hollow Condominiums, Phase I, Section II, as of record in Plat Book 8250, Page 241, and further referenced by Master Deed of record in Instrument No. 20030829-0125456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Scotts Hollow, L.L.C. by Warranty Deed dated August 26, 2003 from Charles V. Duncan and Lineberry Properties, Inc. of record in Instrument No. 20030829-0125455, Register's Office for Davidson County, Tennessee.

Street Address of the Property is believed to be known as: 4979 Lebanon Pike, Old Hickory, TN 37138

Parcel Id: 065-13-0A-014.00-CO

Together with all estates, tenements, hereditaments, interests, rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures, personal property, rents, issues, profits, revenues, income, accounts and general intangibles and replacements, and proceeds, including, without limitation, insurance proceeds, that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

TODD H. HANCOCK
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Bembrey, a Notary Public of said County and State, TODD H. HANCOCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 30 day of MAY, 2012

Notary Public

CONNIE BEMBREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
May 3, 2016

STATE OF McLennan)
COUNTY OF Texas)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant Adam D. McKee
President,
Lakeland West Capital II, LLC

Sworn to and Subscribed
before me this the 29th
day of May, 2012.

Notary Public

ROCIO DOMINGUEZ
MY COMMISSION EXPIRES
February 5, 2014