BILL GARRETT, Davidson County
Trans:T20120046066 DEEDTRS
Recvd: 06/21/12 14:18 7 pgs
Fees:38.00 Taxes:543.90
20120621-0054634

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, Tennessee 37203-1348
(615) 383-3345

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Hannah R. Paramore 502 Hillwood Boulevard Nashville, TN 37205	New Owner	Map 103-16-0D Parcel 204.00

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Hundred Forty-Seven Thousand One and No/100 Dollars ($147,001.00), the receipt of which is hereby acknowledged, Charles B. Reasor III, Successor Trustee ("Grantor"), acting as successor trustee only, has this day bargained and sold, and does hereby transfer and convey unto Hannah R. Paramore ("Grantee"), Grantee's heirs, successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 204 on the Plan of The Lancaster Condominiums of record in Plat Book 5200, Page 460, Register's Office for Davidson County, Tennessee ("RODC"), to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Lancaster Homeowners' Association, a horizontal property regime established by master deed of record in Book 5963, Page 441, RODC.
>
> Being the same property conveyed to Lisa Chapman by deed of record as Instrument Number 20011003-0107463, RODC, and re-recorded as Instrument Number 20011120-0127212, RODC.

This is improved property located at 3909 Whitland Avenue, Unit 204, Nashville, Tennessee 37205.

This conveyance is made pursuant to the powers conferred upon Grantor by a Deed of Trust (the "Deed of Trust") dated October 20, 2005 executed by Lisa M. Chapman in favor of Nashville Bank and Trust Company, as beneficiary, of record as Instrument Number 20051028-0130579, RODC with Grantor having been appointed successor trustee by an instrument of record as Instrument Number 20120522-0044517, RODC. As set forth in the notice of

foreclosure sale, a copy of which is attached hereto as Exhibit "A", published pursuant to the Deed of Trust and applicable law in the Nashville Scene on May 31, 2012, June 7, 2012, and June 14, 2012, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale at foreclosure of the Property was scheduled for Thursday, June 21, 2012 at 11:00 a.m. in Nashville, Tennessee, on the south steps of the Davidson County Courthouse, located at One Public Square, Nashville, Tennessee 37201. At that time and place, the foreclosure sale was commenced and concluded with Grantee constituting the highest bidder at such sale. Pursuant to Tennessee Code Annotated Section 35-5-117(h)(3), the provisions of Tennessee Code Annotated Section 35-5-117 do not apply to this sale.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's heirs, successors and assigns, forever, Grantor, solely in Grantor's fiduciary capacity as successor trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 21st day of June, 2012.

GRANTOR:

Charles B. Reason III, Successor Trustee

[Acknowledgment on Following Page]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia Ann Sherron, a Notary Public for the state and county aforesaid, Charles B. Reasor III, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2012.

Julia Ann Sherron
Notary Public

JULIA ANN SHERRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 03/03/2015

My Commission Expires 03/03/2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $147,001.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 21st day of June, 2012.

03/03/2015
My Commission Expires

Julia Ann Sherron
Notary Public

JULIA ANN SHERRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 03/03/2015

Exhibit "A"

Notice of Foreclosure Sale

NOTICE OF FORECLOSURE SALE

Default having occurred under a Deed of Trust (the "Deed of Trust") dated October 20, 2005 executed by Lisa M. Chapman in favor of J. Overton Colton, as trustee, and Nashville Bank and Trust Company ("Beneficiary"), as beneficiary, of record as Instrument Number 20051028-0130579, Register's Office for Davidson County, Tennessee ("RODC"); and Charles B. Reasor III (the "Successor Trustee") having been duly appointed successor trustee under the Deed of Trust by an instrument of record as Instrument Number 20120522-0044517, RODC;

NOW, THEREFORE, I, Charles B. Reasor III, as successor trustee and not otherwise, acting upon the demand of Beneficiary, which is the lawful owner and holder of the indebtedness secured by the Deed of Trust, will on

Thursday, June 21, 2012

at 11:00 a.m. (eleven o'clock in the morning) in Nashville, Tennessee, on the south steps of the Davidson County Courthouse, located at 1 Public Square, Nashville, Tennessee 37201, sell at public auction to the highest bidder for cash, free from the equity of redemption, any statutory or common law right of redemption, homestead, dower, marital share, and all other exemptions, the real property (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 204 on the Plan of The Lancaster Condominiums of record in Plat Book 5200, Page 460, RODC, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Lancaster Homeowners' Association, a horizontal property regime established by master deed of record in Book 5963, Page 441, RODC.
>
> Being the same property conveyed to Lisa Chapman by deed of record as Instrument Number 20011003-0107463, RODC, and re-recorded as Instrument Number 20011120-0127212, RODC.

The street address of the Property is believed to be 3909 Whitland Avenue, Unit 204, Nashville, Tennessee 37205, and the map and parcel numbers of the Property are believed to be Map 103-16-0D, Parcel 204.00. The street address of the Property is not part of the legal description of the Property. In the event of any discrepancy between the street address provided herein and the legal description provided herein, the legal description provided herein shall control. Parties interested in bidding at the sale of the Property are encouraged to investigate thoroughly the state of the title to the Property prior to the sale of the Property.

The Property sold pursuant to this notice of foreclosure sale shall be sold "AS IS" without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, the Property is to be sold without any implied warranties of merchantability or fitness for a particular purpose. Neither the Successor Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be subject to any and all prior liens, prior encumbrances, prior deeds of trust, easements, restrictions, building lines, unpaid real property taxes and assessments, plus penalty and interest (if any), riparian rights, and any unwaived redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property shall be conducted for cash (or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful bidder). The successful bidder, immediately after the conclusion of the bidding, shall be required to pay the Successor Trustee twenty percent (20%) of the purchase price of the Property by cashier's check or official check drawn on a bank with offices in Davidson County, Tennessee and to execute a contract for sale of real estate providing, among other things, that the closing of the sale of the Property shall occur no later than 4:00 p.m. (four o'clock in the afternoon) on Friday, June 22, 2012 at White & Reasor, PLC, 3100 West End Avenue, Suite 1100, Nashville, Tennessee 37203-1348. At the closing of the sale of the Property, the successful bidder shall be required to pay the Successor Trustee the balance of the purchase price of the Property by cashier's check or official check drawn on a bank with offices in Davidson County, Tennessee. Prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, may announce different or additional terms pursuant to which the sale of the Property shall be conducted.

Other interested party: The Lancaster Homeowners' Association.

Dated: May 29, 2012

/s/ Charles B. Reasor III

Charles B. Reasor III, as
successor trustee and not otherwise
WHITE & REASOR, PLC
One American Center, Suite 1100
3100 West End Avenue
Nashville, TN 37203-1348
Telephone: (615) 383-3345

Insertion dates: May 31, 2012, June 7, 2012, and June 14, 2012.

Newspaper for Publication: Nashville Scene.