Box 13
#17066

BILL GARRETT, Davidson County
Trans: T20120049449 DEEDTRS T
Recvd: 07/05/12 10:54 2
Fees: 13.00 Taxes: 246.54
20120705-0058954

STATE OF TENNESSEE- COUNTY OF DAVIDSON
The actual consideration or true value, for TN tax purposes is
$ 66,632.00

Affiant
Subscribed and sworn to before me, this 4th day of June 2012.

Notary Public

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

NEW PROPERTY OWNER:
Skarlett Justine
P.O. Box 562
Denver, CO 80201

SEND TAX BILLS TO:
New Owner

MAP & PARCEL:
0861/064.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust executed on **01/04/2011**, by **Phillip Baumgart, Trustee,** to **Victor Hazelwood, Trustee**, as same appears of record in the Register's Office of **DAVIDSON** County, Tennessee, under **Instrument No. 201101260007194** ("Deed of Trust") of recorded in said County; 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, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and, WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on **June 4, 2011,** or about **12:00 noon at the entrance of the Davidson County Register of Deeds 501 Broadway Nashville, Davidson, Tennessee;**

and

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Skarlett Justine being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty Six Thousand Six Hundred Thirty Two And 00/100 Dollars $66,632.00

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

NOW AND THEREFORE, in consideration of the premises and the payment by Skarlett Justine of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, **Victor Hazelwood, as Trustee**, does hereby grant, bargain, sell and convey to the said Skarlett Justine, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in **DAVIDSON** County, Tennessee, to wit;

Land in Davidson County, Tennessee, being Unit No. 3, Building 1, Raintree Village created under Chapter 27, Title 64 of the Tennessee Code Annotated and established by Mater Deed of record in Book 4753, page 140, Register's Office for said County and amended and modified by amendment of record in Book 4980, page 378, Register's office for said County and as shown on the Revised Plan of Phase 2 and 2A, Hermitage Woods Condominium Apartments, as of record in Plat Book 4860, Page 62 through 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby

made for a more complete description of such Unit. Garage number 1-3-G, is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Phillip Baumgart, Trustee, by deed of record in Instrument No. 20110126-0007193, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: **119 Hermitage Woods Drive, Hermitage, TN 37076**
Subject to any unpaid taxes.
Subject to any statutory rights of redemption of any governmental agency, state or federal;

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto SKARLETT JUSTINE, its successors and assigns in fee simple forever, to whom the said ~~Advantage Title and Escrow~~ VICTOR HAZELWOOD, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said **Victor Hazelwood, as Trustee**, has on this the **4th day of June, 2012** hereunto set his hand and seal.

Victor Hazelwood, as Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Victor Hazelwood**, as Trustee, 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.

Witness my hand and official seal at Nashville, Tennessee, this the **4th day of June 2012**.

Notary Public
Commission Expires:

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

This instrument prepared by:
Advantage Title & Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, TN 37211
17066