BILL GARRETT, Davidson County
Trans:T20120089646 DEEDTRS
Recvd: 11/26/12 10:41 3 pgs
Fees:18.00 Taxes:854.70
20121126-0108107

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $231,000.00.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 10th day of August 2012.

Notary Public

SARAH ALT
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County

My commission expires: 9/9/18

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-6 c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100 P.O. Box 24737 West Palm Beach, Florida 1-800-746-2936	Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-6 c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100 P.O. Box 24737 West Palm Beach, Florida 1-800-746-2936	Parcel No.: 093-061J149.00CO

WHEREAS, Kathleen A. Allen and John G. Allen, by Deed of Trust (the "Deed of Trust") dated November 13, 2006, of record as Instrument No. 20061117-0143100, in the Register's office for Davidson County, Tennessee, conveyed to J. Phillip Jones, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Mortgage Electronic Registration Systems, Inc. as nominee for Novastar Mortgage, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20101110-0090278 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. newspaper on July 20, 2012; July 27, 2012; and August 3, 2012; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Bridgestone Arena in Nashville, Tennessee, at 11:00 a.m. on August 10, 2012, and Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-6 (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Two Hundred Thirty One Thousand Dollars and No Cents ($231,000.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

A CERTAIN CONDOMINIUM APARTMENT KNOWN AS UNIT NO. 1912 OF THE HORIZONTAL PROPERTY REGIME OF VIRIDIAN CONDOMINIUM PURSUANT TO MASTER DEED OF RECORD AS INSTRUMENT NO. 20061004-0122833 AND ADDENDUM OF RECORD IN INSTRUMENT NO. 20061004-0122834, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCED IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN A. ALLEN, MARRIED, BY WARRANTY DEED, FROM VIRIDIAN DEVELOPMENT COMPANY, LLC, BY TINA SUMNER GRIGG, AUTHORIZED AGENT, DATED NOVEMBER 13, 2006, RECORDED NOVEMBER 17, 2006, OF RECORD IN INSTRUMENT NO. 20061117-0143099 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JOHN G. ALLEN, SPOUSE OF KATHLEEN A. ALLEN, JOINS IN SAID DEED OF TRUST TO CONVEY AND ALL MARITAL RIGHTS HE MAY HAVE IN SUBJECT DEED OF TRUST OR PROPERTY.

This is improved property known as: 415 Church Street #1912, Nashville, Tennessee 37219

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 10th day of August, 2012 at 11:30 a.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 10th day of August, 2017 at 11:30 a.m. CDT.

My commission expires: 9/9/18

Notary Public

SARAH ALT
MY COMMISSION # 12387689
EXPIRES: September 9, 2018
Saline County