SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS:
PAMELA L. COX
5977 Dewey Carr Rd.
Bethpage, TN 37022

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Map and Parcel 11000011800

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 20th day of February, 2013 by and between PHILIP KELLY, TRUSTEE, PARTY OF THE FIRST PART, and PAMELA L. COX, PARTY OF THE SECOND PART;

BILL GARRETT, Davidson County
Trans:T20130014125 DEEDTRS
Recvd: 02/20/13 11:06 3 pgs
Fees:18.00 Taxes:666.00
20130220-0016894

WITNESSETH:

WHEREAS, THOMAS JASON ZIMMER AND KATHERINE ANN GANGI by a Deed of Trust dated the 27th day of August, 2010, and of record as Instrument No. 20100831-0068897, in the Register's Office of Davidson County, Tennessee, conveyed to PHILIP KELLY, Trustee, an interest in and to the hereinafter described property to secure the payment of a Promissory Note described in said Deed of Trust, which Note is presently held and owned by PAMELA L. COX; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of 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 January 18, 2013 and was advertised a total of three times prior to actual sale date. The beneficiary's Notice of Foreclosure was mailed to the Borrowers on November 9, 2012 pursuant to Tennessee Annotated 35-5-117; and

WHEREAS, default was made in the payment of said note, holder thereof having directed the PARTY OF THE FIRST PART to sell said property as provided by said trust deed; the PARTY OF THE FIRST PART, did, by publication in THE TENNESSEAN/DAVIDSON advertise said property to be sold on this date, and pursuant to said publication, on this date, during legal hours, the PARTY OF THE FIRST PART offered said property for sale on the premises, after receiving competitive bids, sold said property to PAMELA L. COX, her heirs and assigns, at the sum of ONE HUNDRED EIGHTY THOUSAND AND N0/100 ($180,000.00) DOLLARS, this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY THOUSAND AND N0/100

($180,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has this day bargained and sold and does hereby sell, transfer and convey unto PAMELA L. COX, her heirs and assigns, the following described tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, as follows:

Situated in the 4th Civil District of **Davidson County**, Tennessee, described as follows:

BEGINNING at a point in the center of Earhart Road, said point being South 16 deg. 22 min. East 382.8 feet from the intersection of the center line of Earhart Road and Hessey Road; thence with the center of said Earhart Road South 16 deg. 22 min. East 147 feet to a point; thence South 86 deg. 25 min. West 968.00 feet to a point; thence North 4 deg.15 min. East 140 feet to a point; thence northwardly 13.71 feet; thence South 87 deg. 18 min. East 669.76 feet, more or less to an iron pin; thence South 16 deg. 22 min. East 38.21 feet to an iron pin; thence North 77 deg. 13 min. East 240.47 feet to an iron pin, being point of beginning and containing 3.0 acres, more or less, according to a survey description dated December 20, 1965, Hickerson & Smith Engineering Co.

BEING the same property conveyed to Thomas Jason Zimmer and Katherine Ann Gangji by deed from Pamela L. Cox dated August 27, 2010 and of record as Instrument No. 20101109-0089732, Register's Office of Davidson County, Tennessee. For further reference see Correction Deed of record as Instrument No. 20101109-0089732, said Register's Office.

The address of the above described property is 3518 Earhart Road, Mt. Juliet, TN 37122.

The land described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. Section 7425 (d) (1).

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his/her/their heirs and assigns, in fee simple forever, and in bar of all right or equity or redemption.

AND PARTY OF THE FIRST PART as TRUSTEE, does hereby transfer, assign, and set over unto the PARTIES OF THE SECOND PART all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized to do as TRUSTEE, but no further or otherwise. Subject to any and all unpaid taxes that may be a lien against the property and any and all other liens or other rights which take priority over the Deed of Trust upon which this foreclosure sale is had.

WITNESS my hand this the 20th day of February, 2013.

PHILIP KELLY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILIP KELLY, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 20th day of February, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/03/2015

DAVIN GARRISON KELLAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 20th day of February, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 180,000.00
Pamela J. Cox
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20 DAY OF February 2013
Brenda Wells
Deputy Register