BILL GARRETT, Davidson County
Trans:T20130044660 DEEDTRS
Recvd: 05/29/13 14:01 3 pgs
Fees:18.00 Taxes:396.27
20130529-0054032

Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
809 S. Main Street, P.O. Box 1431
Columbia, TN 38402-1431

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this, the 22nd day of May, 2013, by and between Tisher & Wolaver, PLLC, a Tennessee Professional Limited Liability Company, Successor Trustee, FIRST PARTY, and Community First Bank & Trust, its successors and assigns, SECOND PARTY.

WHEREAS, by deed of trust dated November 14, 2006, filed for record as Instrument No. 20061211-0152316, Register's Office of Davidson County, Tennessee, Vinod Zaver and wife, Manglaben V. Zaver, did convey to Marc Lively, as Trustee, the hereinafter described real estate, to secure a note as set forth therein; and

WHEREAS, the holder of said note removed the said Marc Lively, as Trustee and replaced him by appointing Tisher & Wolaver, PLLC, as Successor Trustee by instrument 20130403-0032995, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note, and the holder thereof, having directed the Trustee and Successor Trustee to sell said property as provided in said deed of trust, and the FIRST PARTY did on May 22, 2013, sell said property pursuant to the notices of advertisement required by the deed of trust; and

WHEREAS, the last, highest and best bidder was the SECOND PARTY at the price of $107,100.00.

NOW, THEREFORE, for the consideration of the sum of $107,100.00, cash, the receipt of which is hereby acknowledged, FIRST PARTY hereby transfers and conveys unto SECOND PARTY, its successors and assigns, the following described property:

Tract 1:

Land in Davidson County, Tennessee, being Lot 630, SECTION SIX, SHEPARDWOOD SUBDIVISION, as shown on plat of record in Plat Book 6900, Page 753, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Vinod Zaver, by instrument recorded on the 28th day of April, 2006, in Instrument No. 20060428-0049018, in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072-01-0 105.00.

Tract 2:

Land in Davidson County, Tennessee, being Lot 13, BLOCK A, EAST LAWN, as shown on plat of record in Plat Book 547, Pages 153 and 154, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Vinod Zaver, by instrument recorded on the 27th day of February, 2006 in Instrument No. 20060227-0022492, in the Register's Office of Davidson County, Tennessee.

Parcel ID: 034-13-0 082.00.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the SECOND PARTY, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the FIRST PARTY, as Successor Trustee, does hereby transfer, assign and set over unto the SECOND PARTY, 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 Successor Trustee, but not further or otherwise.

WITNESS the signature of the FIRST PARTY on this, the day and date first above written.

Tisher & Wolaver, PLLC

By: _____
T. Jake Wolaver, Member

Successor Trustee

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, T. Jake Wolaver, with whom I am personally acquainted, and who, being authorized so to do, acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Tisher & Wolaver, PLLC, Successor Trustee, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of May, 2013.

My commission expires:
1-20-2015

_____
Notary Public

CENELE M. ALMAND
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $107,100.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2013.

My commission expires:
1-20-2015

Notary Public

CEMELE M. ALMAND
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

NEW PROPERTY OWNERS:

Community First Bank & Trust
501 S. James Campbell Blvd.
Columbia, TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

Community First Bank & Trust
501 S. James Campbell Blvd.
Columbia, TN 38401