BILL GARRETT, Davidson County
Trans:T20130052863 DEEDTRS
Recvd: 06/21/13 14:51 5 pgs
Fees:28.00 Taxes:479.52
20130621-0064056

Exhibit A

This instrument prepared by:
Prochaska Thompson Quinn
& Ferraro, P.C.(VAF)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
James Roberts 201 Thompson Ln #200 Nashville, TN 37211	SAME	081-12-0B-219 CO

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of June 20, 2013, by and between Victoria A. Ferraro, Successor Trustee (hereinafter referred to as "Successor Trustee"), and JAMES ROBERTS.

WHEREAS by Deed of Trust dated May 12, 2006, of record at Instrument No. 20060519-0059032, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor Michael Jones conveyed to W. Rowlett Scott, as Trustee, the hereinafter described real estate, to secure payment to Wells Fargo Bank, N.A. of a promissory note dated May 12, 2006 (the "Note"); and

WHEREAS, the lawful holder of the Note, Wells Fargo Bank, N.A. appointed Victoria A. Ferraro to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20130314-0025608, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Successor Trustee having conducted a search of the Department of Defense Manpower Data Center to verify that the Borrower is not on active duty; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder

of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the *City Paper* that the property would be sold at 11:00 a.m. on Friday, June 21, 2013, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on May 24, 31 and June 7, 2013, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, Notice of the Right to Foreclosure ("Notice") was given in accordance with T.C.A. §35-5-117 by mailing a copy of the Notice to the parties at least sixty (60) days prior to the first publication of the Notice of Substitute Trustee Sale; and

WHEREAS, the real property described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1) and/or is subject to the right of this state to redeem the real property as provided for in T.C.A. § 67-1-1433(c)(1); and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to JAMES ROBERTS at the price of $96,600.00 this being the highest, last and best bid;

NOW, THEREFORE, I, Victoria A. Ferraro, Successor Trustee as aforesaid, in consideration of the premises and the sum of $96,600.00, credited by Wells Fargo Bank, N.A. against the Note, by these presents do transfer to JAMES ROBERTS, its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate

and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

Land in Davidson County, Tennessee, being Unit No. 219, together with the allocated Parking Space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for the Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, as amended in Instrument Number 20040521-0059936, Instrument Number 20040712-0082926, Instrument Number 20050202-0012489, and Instrument Number 20051230-0156950, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." The Property shall also include any additional property described in Section 20 of the Deed of Trust.

Property Address:	1400 8th Avenue North, Unit 219 Nashville, TN 37208
Parcel Id:	081-12-0B-219 CO

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Victoria D Ferraro

VICTORIA A. FERRARO
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marcus D. Williams, a Notary Public of said County and State, VICTORIA A. FERRARO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 21st day of June, 2013.

Notary Public

MARCUS D. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and Subscribed
before me this the _____
day of _____, 20___.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 129,600
Affiant
Subscribed and sworn before me this the
21 Day of June, 2013.
Brad Wms, Deputy Register

Exhibit B

Land in Davidson County, Tennessee, being Unit No. 219, together with the allocated Parking Space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for the Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, as amended in Instrument Number 20040521-0059936, Instrument Number 20040712-0082926, Instrument Number 20050202-0012489, and Instrument Number 20051230-0156950, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

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