This Instrument Was Prepared By:
Brokers Escrow Services
200 Nashboro Blvd.
Nashville, TN 37217

Davidson County DEEDTRS
Recvd: 09/03/13 10:35 3 pgs
Fees:18.00 Taxes:185.00
20130903-0092267

Address New Owner is:
Christina Ribbons
1293 Currey Road
Nashville, TN 37217

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
095-05-0-049.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Byron Huddleston and Kim Huddleston, by Deed of Trust (the "Deed of Trust") dated May 13, 2013, of record at 20100518-0038266 in the Register's Office for Davidson County, Tennessee, conveyed to Richard A. Northcutt, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Christina Ribbons, Trustee of the Blue Ribbon Properties Living Trust; and

WHERAS, Richard A. Northcutt was unable to act as Trustee under the Deed of Trust; and

WHEREAS, Dudley Cheadle was appointed Substitute Trustee by document recorded at the Register's Office of Davidson County, Tennessee at 20120712-0061350; and

WHEREAS, Dudley Cheadle was unable to act or took no action as Trustee under the Deed of Trust; and

WHERAS, David J. Waynick was appointed Substitute Trustee by document recorded at the Register's Office of Davidson County, Tennessee at 20130722-0075464; and

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

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

WHEREAS, pursuant to instructions of the owner and holder, the Substitute 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 Tennessean on August 5, 2013, August 12, 201, August 19, 2013, and August 26, 2013; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Register of Deeds at Bridgestone Arena, Nashville, Tennessee at 11:00 A.M. on August 28, 2013and Christina Ribbons (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Fifty Thousand ($50,000.00) Dollars.

NOW, THEREFORE, David J. Waynick, in his capacity as Substitute 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, her heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 12, on the Plan of Creekside Heights Subdivision, of record at Plat Book 2663, Page 115, Registers Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Beginning at a point in the westerly margin of Wilowen Drive, the same being a common corner of Lots Nos. 11 and 12, westwardly 156.85 feet to a monument, thence with the dividing line between Lots Nos. 12 and 13, northwardly 138.57 feet to a point in the southerly margin of Pumping Station Road; thence with the southerly margin of Pumping Station Road eastwardly 34 feet to a monument; thence continuing with the southerly margin of Pumping Station Road eastwardly 129.89 feet to a monument; thence to the right around a curve 39.27 feet to a

monument on the westerly margin of Wilowen Drive; thence with the westerly margin of Wilowen Drive southwardly 132 feet to the point of beginning.
Being the same property conveyed to JoAnn Wade, unmarried, by Warranty Deed from Loleta M. Garcia, dated December 14, 1999 and recorded December 30, 1999 in Instrument Number 199912300309023, Registers Office for Davidson County, Tennessee.
Subject to Restrictions of record in Book 1786, page 621; Book 2976, page 599; and Book 2879, page 441, Register's Office for Davidson County, Tennessee.
Subject to Avigation Easement and Contract of record in Book 8819, page 554, Register's Office for Davidson County, Tennessee.
ALSO KNOWN AS 242 Willowen Drive, Nashville, TN 37210.
This conveyance is made subject to the following:
1. Any and all liens against the property for unpaid property taxes.
2. Any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the property.

TO HAVE AND TO HOLD the aforesaid property free from all legal, 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 Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, David J. Waynick, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 30th day of August, 2013.

David J. Waynick, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2013, before me personally appeared, to me known and known to me to be the person mentioned and described in, and who executed the foregoing instrument, and he duly acknowledged to me that he executed the same.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Notary Public
My Commission Expires:

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 6, 2016

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me on this 30th day of August, 2013.

Notary Public
My Commission Expires: _____

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 6, 2016

I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Rutgerson

State of Tennessee, County of Davidson

On this 3rd day of September 2013, personally appeared before me, Thomas B. Luck, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification o fan electronic document is true and correct and whose signature I have witnessed.

Thomas B. Luck

