BILL GARRETT, Davidson County
Trans:T20140005629 DEEDTRS
Recvd: 01/24/14 13:03 3 pgs
Fees:18.00 Taxes:743.94
20140124-0006800

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $201,064.48

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 17th day of January, 2014.

Notary Public

My commission expires: July 22, 2023

RILEY A. GRABER
MY COMMISSION # 12394541
EXPIRES: July 22, 2023
Pulaski County

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.
Quicken Loans, Inc. 1050 Woodward Ave Detroit , MI 48226 800-226-6308	Quicken Loans, Inc. 1050 Woodward Ave Detroit , MI 48226 800-226-6308	Parcel No.: 141-050A-31000CO

WHEREAS, Jill K Wheeler and Matthew Wheeler, by Deed of Trust (the "Deed of Trust") dated July 30, 2011, of record as Instrument No. 20110817-0063508, in the Register's office for Davidson County, Tennessee, conveyed to Joseph B. Pitt. Jr., 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 Quicken Loans, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20130827-0090085 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. on December 6, 2013, December 13, 2013 and December 20, 2013; 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 Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. On December 27, 2013, and Quicken Loans, Inc. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Two Hundred One Thousand Sixty-Four Dollars and 48/100 ($201,064.48).

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:

Tax Id Number(s): 141050A31000CO

Land Situated in the City of Nashville in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 310 ON THE PLAN OF AVONDALE PARK, PHASE 1, SECTION 2 OF RECORD IN INSTRUMENT NO. 20081218-0121117, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to JILL A. KIRBY, a single person, by deed dated September 11, 2009 of record in Deed Instrument/Case No. 20090916-0086317, in the County Clerk's Office.

Commonly known as: 677 Wolfeboro Lane, Nashville, TN 37221

This is improved property known as: 677 Wolfeboro Lane, Nashville, TN 37221

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 17th day of Jan, 2014 at 8:05 .m. CST.

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 Pulaski County, Arkansas, this 7th day of January, 2014 at 8:07 a.m. CST.

My commission expires: July 22, 2023

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
RILEY A. GRABER
MY COMMISSION # 12394541
EXPIRES: July 22, 2023
Pulaski County