# SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20140010426 DEEDTRS
Recvd: 02/13/14 09:44 3 pgs
Fees:18.00 Taxes:374.36
20140213-0012713

STATE OF ARKANSAS )
COUNTY OF PULASKI )

The actual consideration or value, whichever is greater, for this transfer is $101,179.72

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 29th 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. |
|---|---|---|
| James B. Nutter & Company<br>4153 Broadway St.<br>Kansas City, MO 64111<br><br>(816) 531-2345 | James B. Nutter & Company<br>4153 Broadway St.<br>Kansas City, MO 64111<br><br>(816) 531-2345 | Parcel No.: 033-16-0 |

WHEREAS, Margaret E. Survant, by Deed of Trust (the "Deed of Trust") dated April 6, 2005, of record as Instrument No.: 20050420-0043929, in the Register's office for Davidson County, Tennessee, conveyed to Transcontinental Title Company, 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 James B. Nutter & Company;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No.: 20130808-0083325 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 September 13, 2013; September 20, 2013; September 27, 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 October 4, 2013, and James B. Nutter & Company (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One-Hundred One Thousand, One-Hundred Seventy-Nine and 72/100 ($101,179.72).

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 Madison, Davidson County, Tennessee, more particularly described as follows:

The following real estate in Davidson County, Tennessee, to wit:

Being Lot # 130 in Primrose Meadows, Section 11, of record in Book 4860, Page 105, Register Office for Davidson County, Tennessee.

Said Lot #130 fronts 72.00 feet on the easterly margin of Slayton Drive, and runs back 278.00 feet on the northerly lot line to a deed line in the rear upon which it measures 72.00 feet thereon.

Being the same property conveyed to Margaret E. Survant by deed from Victor Wayne Survant recorded 03/21/1996 in Deed Book 9986 Page 877, in the Register`s Office of Davidson County, Tennessee.

This is improved property known as: 236 Slayton Drive, Madison, TN 37115

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 29th day of Jan, 2014 at 9:30 a.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 29th day of January, 2014 at 9:31 a.m. CST.

My commission expires: July 22, 2023

Notary Public

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