BILL GARRETT, Davidson County
Trans:T20140018835 DEEDTRS
Recvd: 03/20/14 15:22 3 pgs
Fees:18.00 Taxes:629.00
20140320-0023202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me on this 14th day of March, 2014.

Notary Public

my comm. exp 11-05-14

LANE OWENS WHITE [SEAL] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Was Prepared By:
DeSha Watson, PLLC
1106 18th Avenue South
Nashville, Tennessee 37212

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel
Link's Business Group, Inc 4437 Jackson Rd. Whites Creek, TN 37189	SAME	025 12 0 014.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Mary Deborah Ruiz and David Ruiz, by Deed of Trust (the "Deed of Trust") dated July 3, 2008, of record as Instrument No. 20080707-0069393 in the Register's Office for Davidson County, Tennessee, conveyed to E. Keith Bell, Attorney, as 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 originally payable to Mid-State Lenders, Inc.; and

WHEREAS, the undersigned was appointed Successor Trustee by the present owner and holder of the Note, by Instrument No. 20140103-0000706 of record in the Register's Office for Davidson County, Tennessee;

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

WHEREAS, the owner and holder of the Note 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 *Nashville Scene* on January 16, January 23, and January 30, 2014;

WHEREAS, the Successor 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 Davidson County Courthouse in Nashville, Tennessee at 1:00 p.m. on Monday, March 10, 2014, and that LINK'S BUSINESS GROUP, INC. (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of $170,000.00.

NOW, THEREFORE, Roy C. DeSha, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of the 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 and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being known as Lots Nos. 11, 12 and 13 on the unrecorded map of the Lily Bell Farm, and described according to a copy of a survey thereof made July 1, 1940, by S.M. McMurray, Surveyor, as follows: Beginning at a point in the westerly margin of the Dickerson Pike at the corner of Lots Nos. 10 and 11; thence with the line between said Lots, westerly 880 feet, more or less, to a point, thence southerly, along the westerly lines of Lots Nos. 11, 12 and 13, south 18 deg. 55' west 506 feet to the north line of the Binkley property, being the southwest corner of Lot. No. 13; thence with the south line of the same, south 87 deg. East 900 feet to the westerly margin of the Dickerson Pike, thence with the margin of the same, northerly 349.5 feet to the beginning.
>
> Being the same property conveyed to Mary Deborah Ruiz, married by deed from Neal E. Langdon and wife, Mary Jane Langdon of record in 20080707-0069392, said Register's Office.
>
> PROPERTY ADDRESS: 727 Dickerson Pike South
> Goodlettsville, Tennessee 37072
>
> This conveyance is made subject to the following:
>
> 1. Any and all liens against the property for unpaid property taxes and assessments.
> 2. Any and all other prior liens, claims, encumbrances, easements, restrictions, restrictive covenants, setback lines 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 were 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 the same, but subject to the matters set forth herein. This conveyance is without covenant of seizin and without warranty of any kind, express or implied, and no further or otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 19th day of March, 2014.

Roy C. DeSha, Jr., Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy C. DeSha, Jr., Successor Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 day of March, 2014.

Notary Public

LANE OWENS WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-05-14