ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Martha Matlock, Trustee of the Roy Matlock, Sr. Joint Revocable Living Trust dated 12/28/13 428 Franklin Road Nashville, TN 37220-1518	NEW OWNER	Map 94-01-0 Parcel 378.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

SUCCESSOR TRUSTEE'S DEED

This indenture made the 27th day of March, 2014, by and between Robert J. Notestine III, Successor Trustee (party of the first part) and Martha Matlock, Trustee of the Roy Matlock, Sr., Joint Revocable Living Trust dated 12/28/13 party(ies) of the second part.

W I T N E S S E T H:

WHEREAS, on the 18th day of March, 2005, Jeffrey Ruffner, by virtue of the Deed of record in Instrument 20140205-0010156, Register's Office for Davidson County, Tennessee and pursuant to the Appointment of Successor Trustee of record in Instrument 20130802-0080822, which was duly registered in the Register's Deed for Davidson County, Tennessee, whereby was conveyed a parcel of property as follows:

> Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 193 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Jeffrey Ruffner by Warranty Deed from the Trustee of the Roy Matlock, Sr. and Martha Matlock Joint Revocable Living Trust dated 12/28/93 of record in No. 20050324-0021929, Register's Office for Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20140023688 DEEDTRS
Recvd: 04/08/14 11:35 4 pgs
Fees:23.00 Taxes:244.20
20140408-0029302

This is improved real property commonly known as 1515 Long Avenue, Nashville, Tennessee 37206.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $66,000.00 .
(
(
(Affiant
(
(Subscribed and sworn to before me
(this 27th day of March, 2014.
(
(
(Notary Public
(My Commission Expires: 7-24-15
(

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Master Deed in the weekly newspaper published in Davidson County, Tennessee, to-wit: The Tennessean giving the time and place and terms of sale.

AND WHEREAS, on the 27th day of March, 2014, at 10:00 o'clock a.m. at the south entrance of the historic Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at Public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of Fifty Thousand Dollars ($50,000.00), the party of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Master Deed.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Successor Trustee, does hereby

bargain, sell, transfer and convey unto said party(ies) of the second part, Martha Matlock, Trustee of the Roy Matlock, Sr., Joint Revocable Living Trust dated 12/28/13, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Successor Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party(ies) of the second part, their heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise.

Notice of Right to Foreclose was given to Jeffrey Ruffner. This conveyance is subject to the rights and claims of the Davidson County Trustee.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III
Successor Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Successor Trustee, 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 27th day of March, 2014.

Notary Public

My Commission Expires: 1-24-15

