BILL GARRETT, Davidson County
Trans:T20140033498 DEEDTRS
Recvd: 05/14/14 11:59 3 pgs
Fees:18.00 Taxes:101.23
20140514-0041353

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William Kantz and Erica Kantz 3620 Rolland Road Nashville, TN 37205	New Owner	08107008700

TRUSTEE'S DEED

This instrument made and entered into on this 9th day of May 2014, by and between John T. Cook, Trustee (hereinafter referred to as "Trustee"), and William Kantz and Erica Kantz, husband and wife.

WHEREAS, by Deed of Trust dated October 19, 2012 of record at Instrument No. 20121024-0097351, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Patrick D. Calvin conveyed to John T. Cook as Trustee, the hereinafter described real estate, to secure payment to William Kantz and Erica Kantz of a promissory note dated October 19, 2012 (the "Note"); and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Trustee caused notice to be published in The Westview Paper that the property would be sold at 11:00 a.m. on April 25, 2014, at the main door of the Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on April 4, 2014, April 11, 2014 and April 18, 2014, and sent a copy of such notice to borrower and following such notice the default was not cured; and

WHEREAS, the Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to William Kantz and Erica Kantz, husband and wife, at the price of $27,358.55 this being the highest, last and best bid.

NOW, THEREFORE, I, John T. Cook, Trustee as aforesaid, in consideration of the premises and the sum of $5.00, to me in hand paid, the receipt of which is hereby acknowledged, by these

presents do transfer and convey unto William Kantz and Erica Kantz, husband and wife, their heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Ira Crandall's Subdivision of part of the Buena Vista Property, as of record in Deed Book 17, Page 297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> BEING all of the same property conveyed to John T. Cook, Trustee, by deed of trust from Patrick D. Calvin, dated October 19, 2012, of record in Instrument No. 20121024-0097351, Register's Office for Davidson County, Tennessee.
>
> This property is known as 2012 14th Avenue North, Nashville, Tennessee 37208.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all rights of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, any statutory right to an elective share in the Property and any rights acquired as a result of marriage to any Grantor as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to, the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate surveyor inspection of the premises.

(8) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or

which affect the land herein conveyed.

WITNESS the signature of the Trustee on this the day and year first above written.

, Trustee

John T. Cook, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John T. Cook, Trustee with whom I am personally acquainted (or proved to me upon satisfactory evidence,) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee this 9th day of May, 2014.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $27,358.55.

Affiant

Subscribed and sworn to before me this
9th day of May, 2014.

Notary Public
My commission expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017