TRUSTEE'S DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON
BILL GARRETT, Davidson County Trans:T20140035942 DEEDTRS Recvd: 05/22/14 11:58 4 pgs Fees:23.00 Taxes:1387.50 20140522-0044257	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00. Charles Welch, Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 19TH DAY OF MAY 2014. Notary Public MY COMMISSION EXPIRES: 10-8-17

KAREN MATLOCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-08-2017

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles and Amanda Welch **1505 Braebury Circle** **Nashville, Tennessee 37211**	***SAME AS OWNER***	**130-11-0B-001.00-C**

This **Instrument** made and entered into on this 19th day of May, 2014, by and between Ernest B. Williams IV, as Successor Trustee, a resident of Davidson County Tennessee whose address is: P.O. Box 159264, Nashville, Tennessee 37215 ("Trustee"), and Charles Welch and wife, Amanda Welch ("Grantees");

WHEREAS, by deed of trust dated July 31, 2008 of record at Instrument No. 20080808-

0081940, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Charles R. Carroll conveyed to Andrew M. Hawkins, as trustee, the property (the "Property") described in this instrument, for the benefit of Tennessee Commerce Bank as beneficiary;

WHEREAS, the obligations secured by the Deed of Trust were assigned to SMA 2012, LLC, the holder and successor beneficiary under the Deed of Trust (the "Lawful Holder");

WHEREAS, the Lawful Holder appointed Trustee to serve as successor trustee by instrument of record at Instrument No. 20140424-0034376, Register's Office for said County;

WHEREAS, a default has occurred with respect to the Deed of Trust and the Lawful Holder has directed the Trustee to sell the Property in the manner described in the Deed of Trust and according to applicable law;

WHEREAS, the Trustee caused a foreclosure sale to be advertised in a newspaper published in the county where the property is located on April 24, 2014, May 1, 2014, and May 8, 2014.

WHEREAS, at the time, place and date specified in notices or advertisements published in accordance with the Deed of Trust and applicable law, the Trustee caused the Property to be offered for sale at public outcry, at approximately 12:00 P.M. on May 19, 2014. After opening the floor for competitive bids, the Property was sold to Grantee at the price of $375,000.00.

NOW, THEREFORE, I, Ernest B. Williams, IV, pursuant to my powers as Successor Trustee and not further or otherwise, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto Charles Welch and wife, Amanda Welch (Grantees), Grantee's heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon and affixed thereto, but only pursuant to my powers at trustee and not further or otherwise. The Property is further described as follows:

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of Beacon Way Townhomes, a horizontal property regime with private elements established by Declaration, of record in Instrument No. 20060301-0023571, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration and being located upon Lot No. 3, Block Q, on the Plan of Tyne Meade Section IV, of record in Plat Book 1424, page 25, amended in Instrument No. 20050822-0099823, Register's Office for Davidson County, Tennessee.

(the "Property")

Property address: 4000 Wayland Drive, Nashville, Tennessee 37215

To have and to hold unto the Grantee, the Property, together with all improvements thereon, in bar of rights to have the collateral marshalled, statutory or common law right of redemption, equity of redemption, homestead, dower and marital share elective share and such other similar rights, as provided in, but only to the extent provided in, the Deed of Trust, but no further or otherwise.

Said sale is subject to all defects of title; easements; restrictions; liens; taxes; rights of parties in possession; and redemption rights existing by law, to the extent such matters were not extinguished by the sale under the Deed of Trust.

This instrument is provided without warranty by the Trustee of any nature. Trustee conveys to Grantee only pursuant to his rights and powers granted as set forth in this Instrument and in accordance with Tennessee Law.

Ernest B. Williams IV, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the Undersigned, a Notary Public of the State and County aforesaid, personally appeared Ernest B. Williams IV, Successor Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee as set forth in this instrument, and that he as such Successor Trustee being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of May, 2014.

Notary Public

My commission expires: 10-8-17

KAREN MATLOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-08-2017